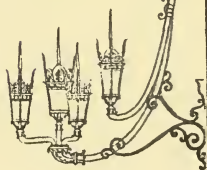


GVV DDC

BRA

138

BOSTON  
PUBLIC  
LIBRARY









GOV DOC

BRA

138

BOSTON  
PUBLIC  
LIBRARY



EVALUATION OF  
CITY OF BOSTON  
PARK AND RECREATION LAND

NEIGHBORHOOD OF NORTH DORCHESTER

Prepared for  
MAYOR'S OFFICE  
OF  
CAPITAL PLANNING

THE HALVORSON COMPANY, INC.  
LANDSCAPE ARCHITECTS AND  
SITE PLANNING CONSULTANTS  
161 MASSACHUSETTS AVENUE  
BOSTON, MASSACHUSETTS 02115

Do Not



904-16-451

EVALUATION OF  
CITY OF BOSTON  
PARK AND RECREATION LAND

NEIGHBORHOOD OF NORTH DORCHESTER

Prepared for  
MAYOR'S OFFICE  
OF  
CAPITAL PLANNING

THE HALVORSON COMPANY, INC.  
LANDSCAPE ARCHITECTS AND  
SITE PLANNING CONSULTANTS  
161 MASSACHUSETTS AVENUE  
BOSTON, MASSACHUSETTS 02115

1987

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

# TABLE OF CONTENTS

## NEIGHBORHOOD OF NORTH DORCHESTER

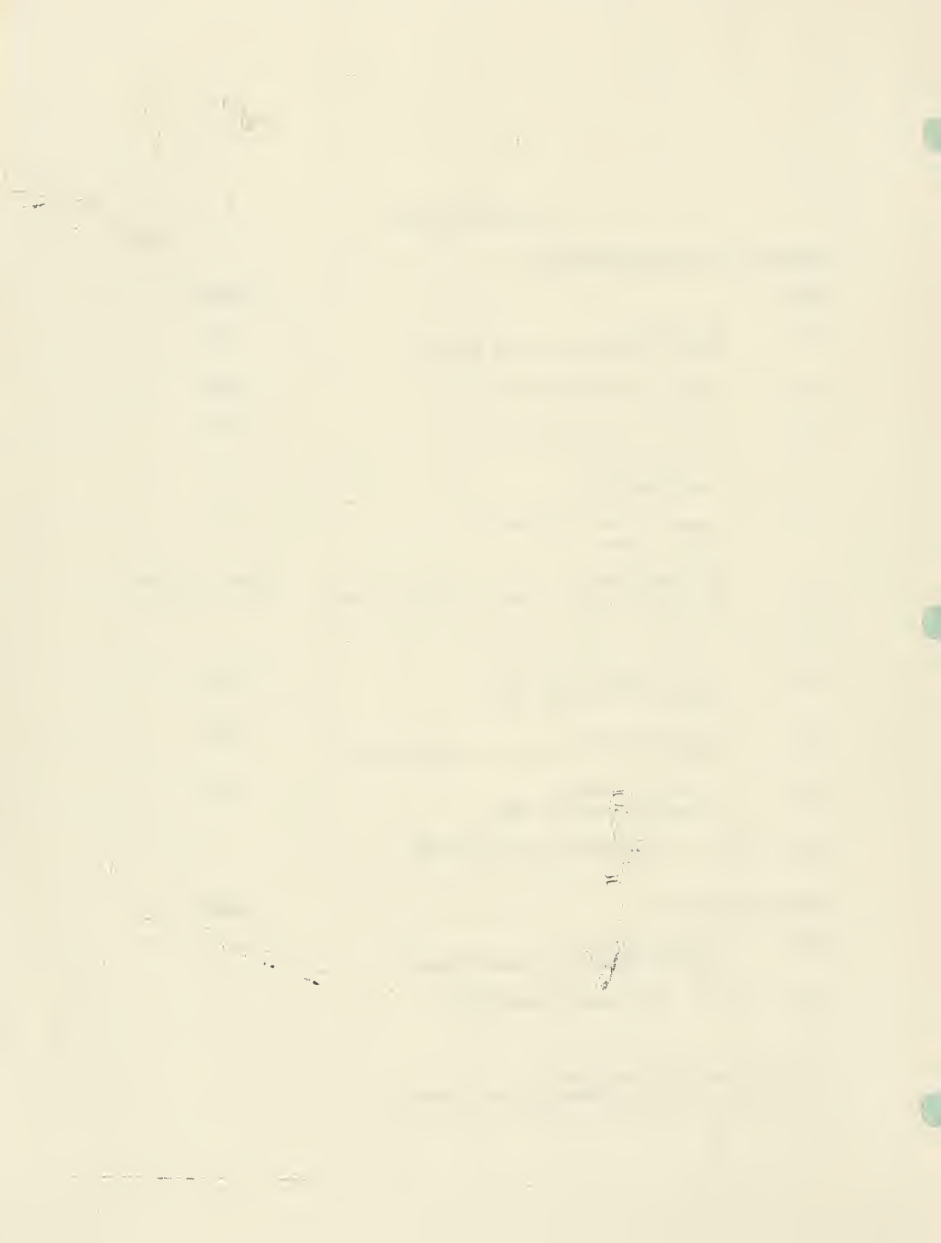
| <u>PARKS</u>  | <u>Acreage</u>        |
|---|-----------------------|
| ND-1. Allen Park<br>Adams, Winter and Church Streets              | 1.29                  |
| <del>ND-2.* Carson Street Playground</del>                        | <del>0.47</del>       |
| ND-3.** Columbia Point Playground                                 | 33.29                 |
| ND-4. Deer Street Park<br>Deer Street                             | 0.2                   |
| ND-5. Downer Avenue Playground<br>Downer Avenue                   | 0.78                  |
| ND-6. McConnell Park<br>Springdale Street opposite Playstead Road | <del>39.4</del> 6.2 A |
| ND-7. Not Within Scope of Survey                                  |                       |
| ND-8. Quincy Street Play Area<br>Quincy and Stanley Streets       | 0.38                  |
| ND-9. Ryan Play Area<br>Harbor View Street and Dorchester Avenue  | 0.64                  |
| ND-10. Savin Hill Park<br>Grampian and Alpine Ways                | 8.26                  |
| ND-11. - ND-14. Not Within Scope of Survey                        |                       |

## SQUARES AND MALLS

|  | <u>Acreage</u> |
|--|----------------|
| ND-15. Coppens Square<br>Bowdoin, Adams and Church Streets | 0.3            |
| ND-16. - ND-44. Not Within Scope of Survey                 |                |

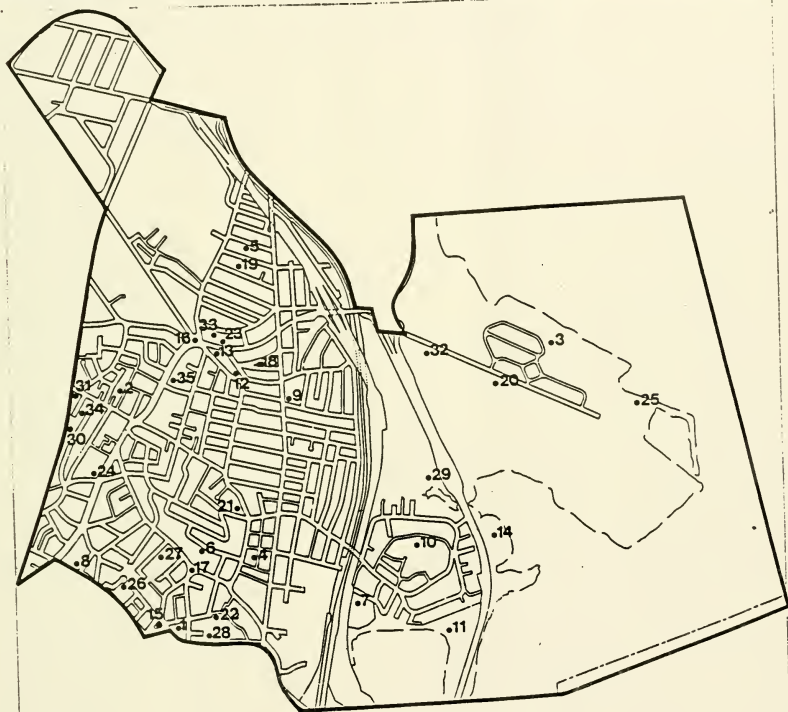
\* This site no longer exists.

\*\* This site is being redeveloped as housing.



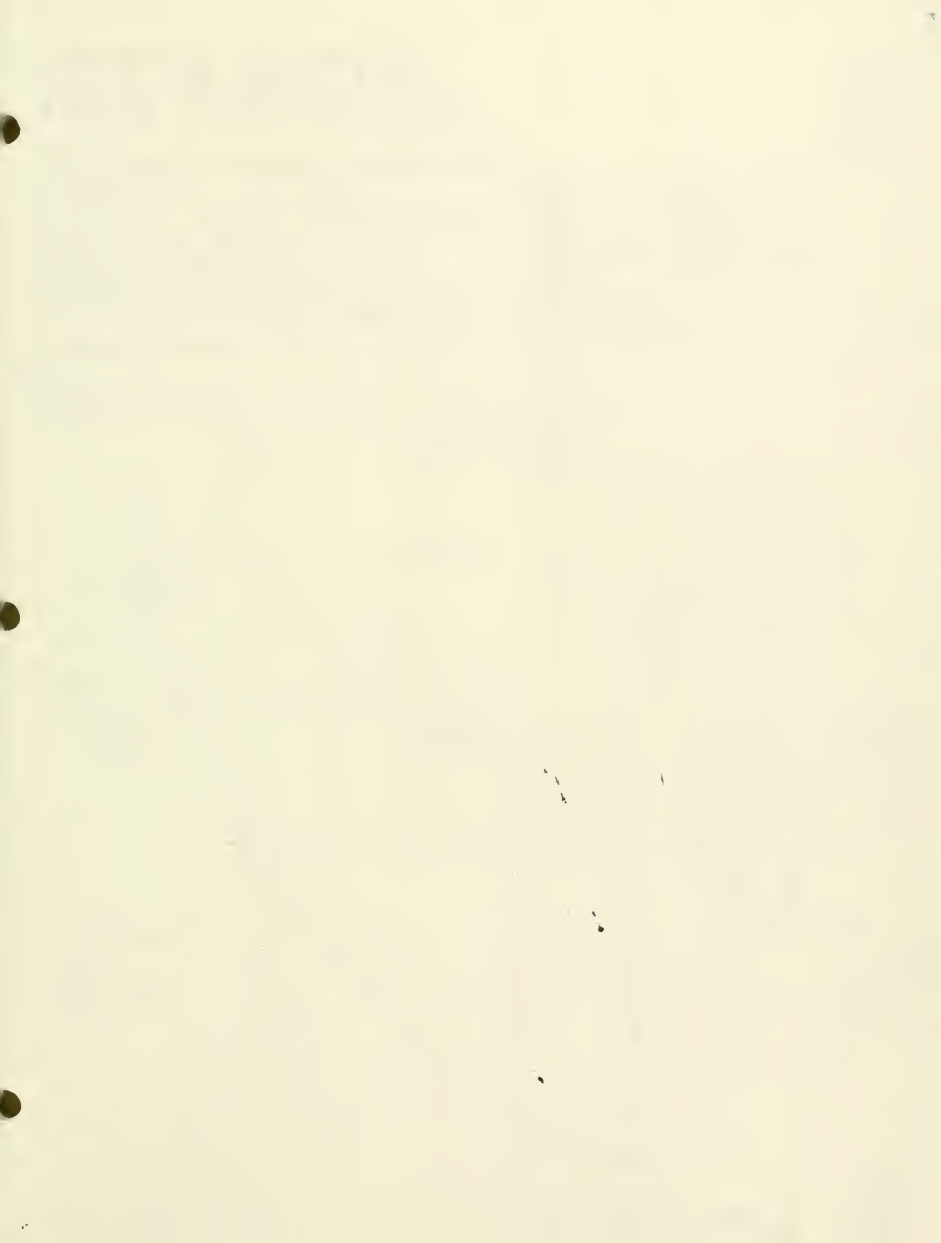
Neighborhood: North Dorchester  
Map of Neighborhood's Open Space

(Sp) Dorchester











# CITY OF BOSTON PARK EVALUATION



SITE NO.

Neighborhood: NORTH DORCHESTER

Site Name: ALLEN PARK

Location: ADAMS, WINTER & CHURCH

Evaluation Team: SF & PHT

Evaluation Date: 5.7.87

Surrounding Land Uses: Residential, Church

Site Type: Square

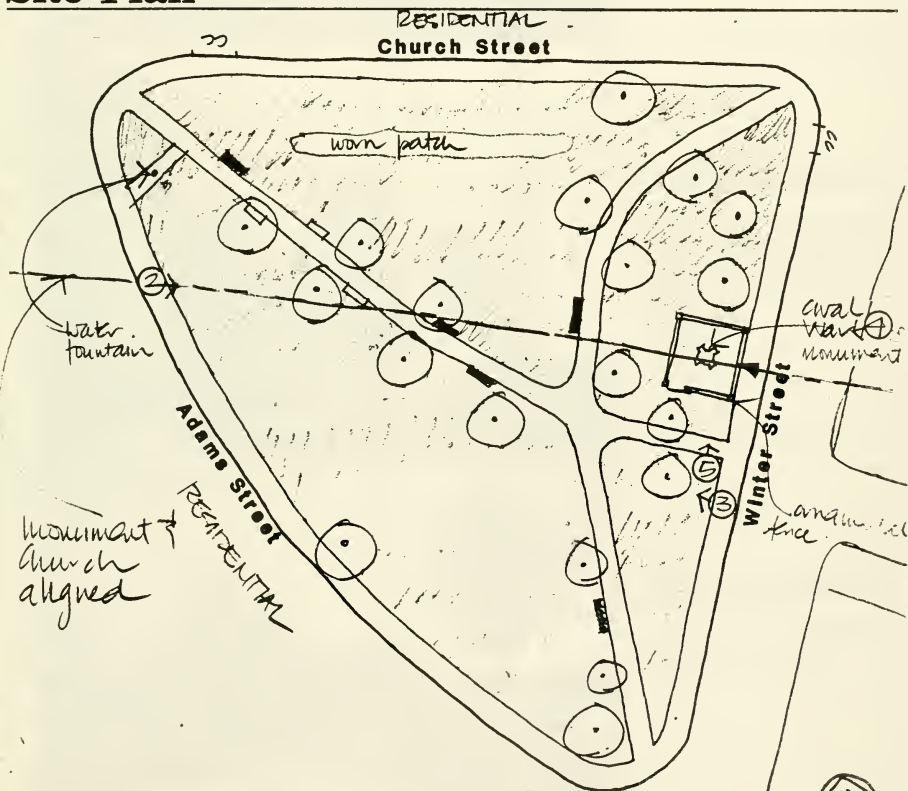
Acreage: 1.29A

Weather Conditions:

Sunny

## ① Site Plan

117-1







SITE NO.

**Site Photograph 1**

View along main access into park from the corner of Adams and Church Streets with planting of Norway Maples. Water fountain given prominent location.

**Site Photograph 2**

View showing civil war monument and historic meeting house steeple aligned - a view not emphasized by current pedestrian circulation layout.

**Site Photograph 3**

View downhill showing seating and shade trees along access route.





SITE NO.

**Site Photograph 4**

Civil war monument - presence as a point of historic and focal importance could be strengthened.

**Site Photograph 5**

Grass and weed control around monument fence could be improved.

**Site Photograph 6**

View into park from corner of Adams and Winter Streets - entrance into park and edges need to be made stronger.





Neighborhood: North Dorchester

Site Name: Allen Park

No.: ND-1

Location: Adams, Winter and Church Streets

Acreage: 1.29 A

Site Type: Square

Site Description:

Allen Park is a triangular site located at the high point of this North Dorchester area. The site slopes down from the old Dorchester Meeting House. It is enclosed by Adams, Winter and Church Streets, and it functions like a town common. Its simple design of grass, trees, paths and benches is very appropriate to this function. There is a partial allée of Norway Maples planted along part of the central pathway. A few other trees are located in the upper area of the green. The park is highlighted by a Civil War monument. Residential and institutional uses surround the site.

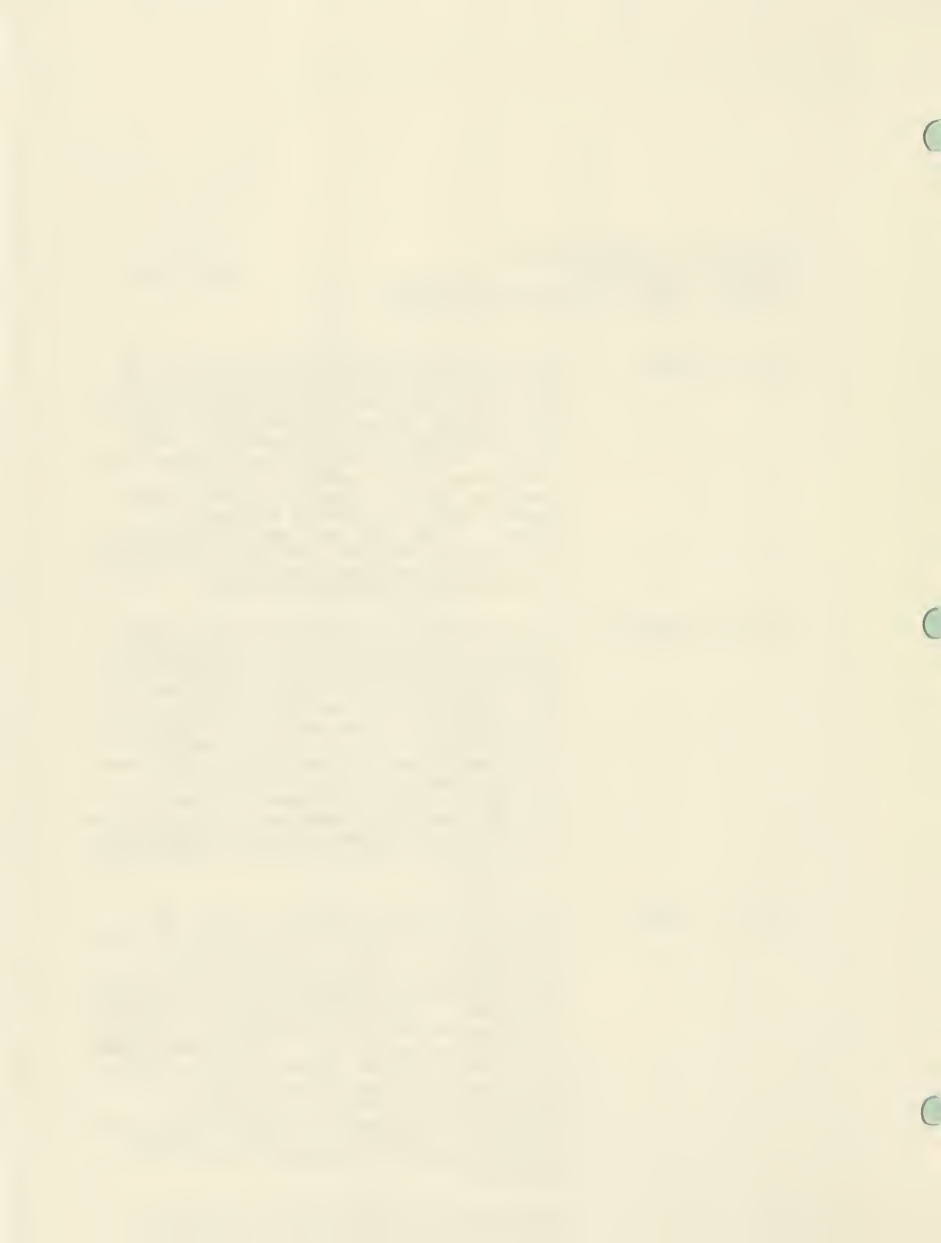
Condition Assessments:

Most standard park built elements are in good condition. Only one bench is in fair condition. Unfortunately, graffiti lends a deteriorated character to the park. The tree plantings are in fair condition. The most recent planting of Norway Maples along the central path appear to be growing poorly. Although they have sustained trunk damage, there is most likely another cause for their lack of vigor. Numerous rock outcroppings on the site suggest that shallow soil and consequent dryness may be a factor. The turf is in fair to good condition, although not well maintained. There are several barren areas in the lawn.

Major Site Issues:

Allen Park has great potential to serve the function of a rich green central common for this neighborhood. In order to do this more successfully, however, its primary elements of trees, pathways and monument need to be used more effectively. The overall appearance of the site is exposed and barren, and there needs to be a stronger planting of trees. Use of Norway Maples and Lindens should be avoided in favor of trees that are less used in the urban street environment and convey a more park-like character. Trees should be used that can survive in the soil conditions of the site. Planting should also seek to strengthen the park entrances.

The monument is an important focal point of historic interest to the site, and should be incorporated into the path system. It is currently



Neighborhood: North Dorchester

Site Name: Allen Park

Location: Adams, Winter and Church Streets

Acreage: 1.29 A

Site Type: Square

---

---

**Site Description:**

Allen Park is a triangular site located at the high point of this North Dorchester area. The site slopes down from the old Dorchester Meeting House. It is enclosed by Adams, Winter and Church Streets, and it functions like a town common. Its simple design of grass, trees, paths and benches is very appropriate to this function. There is a partial allee of Norway maples planted along part of the central pathway. A few other trees are located in the upper area of the green. The park is highlighted by a Civil War monument. Residential and institutional uses surround the site.

---

**Condition Assessments:**

Most standard park-built elements are in good condition. Only one bench is in fair condition. Unfortunately, graffiti lends a deteriorated character to the park. The tree plantings are in fair condition. The most recent planting of Norway maples along the central path appear to be growing poorly. Although they have sustained trunk damage, there is most likely another cause for their lack of vigor. Numerous rock outcroppings on the site suggest that shallow soil and consequent dryness may be a factor. The turf is in fair to good condition, although not well maintained. There are several barren areas in the lawn.

---

**Major Site Issues:**

Allen Park has great potential to serve the function of a rich green central common for this neighborhood. In order to do this more successfully, however, its primary elements of trees, pathways and monument need to be used more effectively. The overall appearance of the site is exposed and barren, and there needs to be a stronger planting of trees. Use of Norway maples and lindens should be avoided in favor of trees that are less used in the urban street environment and convey a more park-like character. Trees should be used that can survive in the soil conditions of the site. Planting should also seek to strengthen the park entrances.

The monument is an important focal point of historic interest to the site, and should be incorporated into the path system. At present, pathways pass close by but do not embrace it.

Improved maintenance, particularly of the lawn, which is another key element of the space, would greatly enhance its presence on the street.



Neighborhood: North Dorchester

Site Name: Allen Park

Location: Adams, Winter and Church Streets

Acreage: 1.29 A

Site Type: Square

---

---

**Site Description:**

Allen Park is a triangular site located at the high point of this North Dorchester area. The site slopes down from the old Dorchester Meeting House. It is enclosed by Adams, Winter and Church Streets, and it functions like a town common. Its simple design of grass, trees, paths and benches is very appropriate to this function. There is a partial allee of Norway maples planted along part of the central pathway. A few other trees are located in the upper area of the green. The park is highlighted by a Civil War monument. Residential and institutional uses surround the site.

---

**Condition Assessments:**

Most standard park-built elements are in good condition. Only one bench is in fair condition. Unfortunately, graffiti lends a deteriorated character to the park. The tree plantings are in fair condition. The most recent planting of Norway maples along the central path appear to be growing poorly. Although they have sustained trunk damage, there is most likely another cause for their lack of vigor. Numerous rock outcroppings on the site suggest that shallow soil and consequent dryness may be a factor. The turf is in fair to good condition, although not well maintained. There are several barren areas in the lawn.

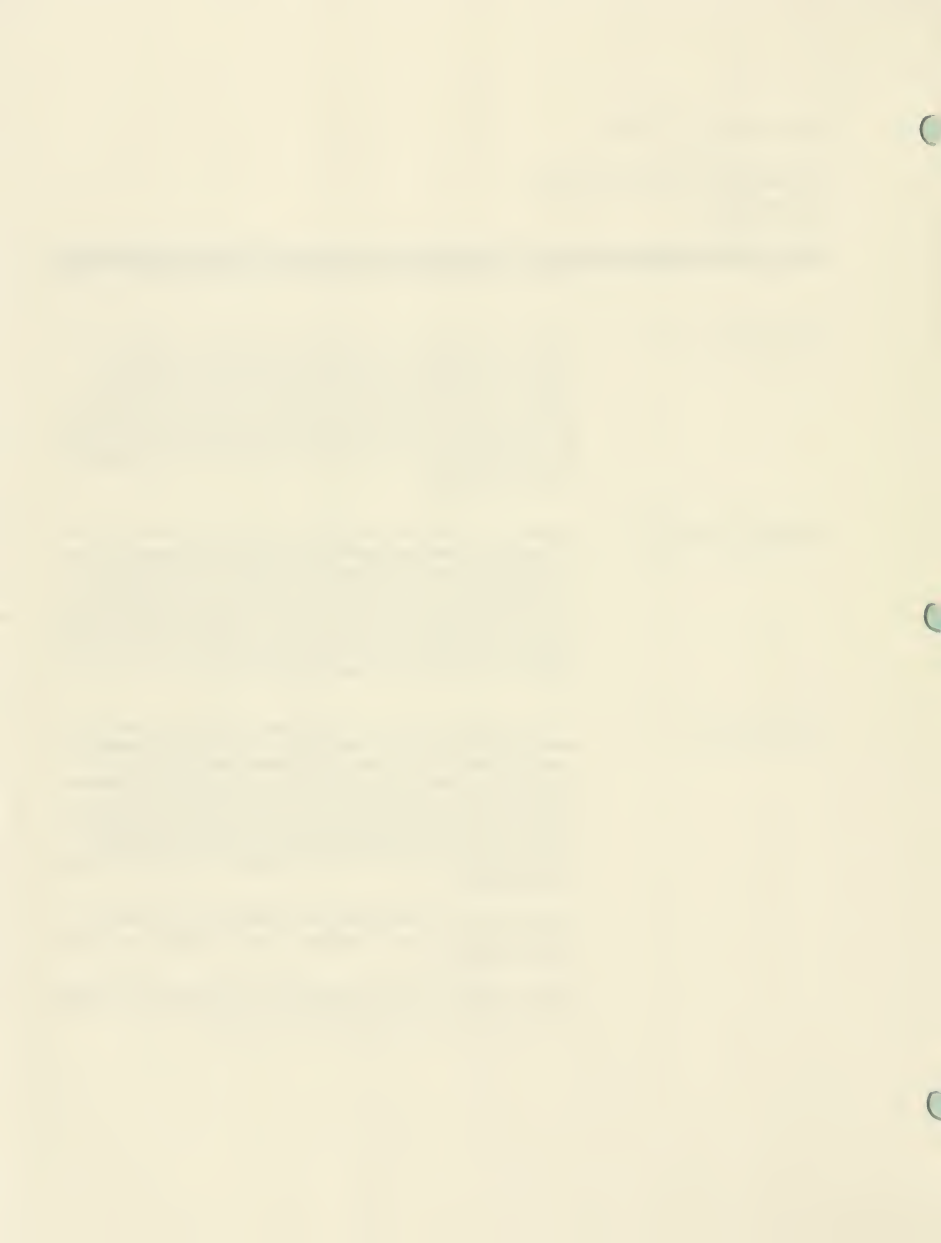
---

**Major Site Issues:**

Allen Park has great potential to serve the function of a rich green central common for this neighborhood. In order to do this more successfully, however, its primary elements of trees, pathways and monument need to be used more effectively. The overall appearance of the site is exposed and barren, and there needs to be a stronger planting of trees. Use of Norway maples and lindens should be avoided in favor of trees that are less used in the urban street environment and convey a more park-like character. Trees should be used that can survive in the soil conditions of the site. Planting should also seek to strengthen the park entrances.

The monument is an important focal point of historic interest to the site, and should be incorporated into the path system. At present, pathways pass close by but do not embrace it.

Improved maintenance, particularly of the lawn, which is another key element of the space, would greatly enhance its presence on the street.



Neighborhood: North Dorchester

Site Name: Allen Park

No.: ND-1

Location: Adams, Winter and Church Streets

Acres: 1.29 A

Site Type: Square

**Site Description:**

Allen Park is a triangular site located at the high point of this North Dorchester area. The site slopes down from the old Dorchester Meeting House. It is enclosed by Adams, Winter and Church Streets, and it functions like a town common. Its simple design of grass, trees, paths and benches is very appropriate to this function. There is a partial allee of Norway Maples planted along part of the central pathway. A few other trees are located in the upper area of the green. The park is highlighted by a Civil War monument. Residential and institutional uses surround the site.

**Condition Assessments:**

Most standard park built elements are in good condition. Only one bench is in fair condition. Unfortunately, graffiti lends a deteriorated character to the park. The tree plantings are in fair condition. The most recent planting of Norway Maples along the central path appear to be growing poorly. Although they have sustained trunk damage, there is most likely another cause for their lack of vigor. Numerous rock outcroppings on the site suggest that shallow soil and consequent dryness may be a factor. The turf is in fair to good condition, although not well maintained. There are several barren areas in the lawn.

**Major Site Issues:**

Allen Park has great potential to serve the function of a rich green central common for this neighborhood. In order to do this more successfully, however, its primary elements of trees, pathways and monument need to be used more effectively. The overall appearance of the site is exposed and barren, and there needs to be a stronger planting of trees. Use of Norway Maples and Lindens should be avoided in favor of trees that are less used in the urban street environment and convey a more park-like character. Trees should be used that can survive in the soil conditions of the site. Planting should also seek to strengthen the park entrances.

The monument is an important focal point of historic interest to the site, and should be incorporated into the path system. At present, ~~nothing more close to the monument~~





Improved maintenance, particularly of the lawn which is another key element of the space, would greatly enhance its presence on the street.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

SITE NO.



P.5

|   |  |
|---|--|
| IGN CONSIDERATIONS:                             | → simple request to pedestrian needs - through site.   |
| AVOID/ORGANIZATION OF SPACE                     | Monument not needed as a major focal point of park - through.  |
| USE OF PLANT MATERIALS                          | Under usage of tree plantings  |
| PROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD | car boulevards on street edge & access good through site   |
| BARRIER FREE DESIGN                             | adaptable.   |
| RAINAGE CONDITION                               | graffiti, demolished benches.  |
| DESIGN-RELATED MAINTENANCE ISSUES               | No.  |
| LANDSCAPE                                       |  |
| ADJACENT PARCEL TO SOUTH, EAST                  |  |
| STABILITY AND SAFETY:                           |  |
| STABILITY INTO SPACE                            | good   |
| STABILITY OUT FROM SPACE                        | good   |
| HIDDEN CORNERS IN SPACE                         | None.  |
|   |  |
| DITION ASSESSMENTS:                             |  |
| STANDARD PARK BUILT ELEMENTS                    | benches, permanent monument good, fence fair   |
| PORTS FACILITIES                                | -  |
| LAYGROUNDS                                      | -  |
| BUILDINGS                                       | -  |
| NATURAL PARK ELEMENTS                           | tree shading surprisingly poorly - perhaps because soil too  |
| MAJOR SITE ISSUES:                              | over, rock below   |
|   | beds in the layout side steps monument as a focal point, landscaping to existing design and incorporate it more. |
|   | Monument needs cleaning  |
|   | Park appears bare. Needs strategic planting of trees   |
|   | Lower maintenance trees - no high bid up maintenance. no   |
|   | working around edges, landscaping cutting, uncurly   |
|   | park entrances and edges need to be emphasized - planting, of trees and shrubs, etc                              |



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS



p. 6

SITE NO.

|                         | QUANTITY    | MATERIALS     | CONDITION   | LOCATION      | MISC.                                   |
|-------------------------|-------------|---------------|-------------|---------------|---|
|                         | ADAPTABLE # | INADAPTABLE # | ADAPTABLE # | INADAPTABLE # | ADAPTABLE #                             |
| BENCHES, PARK           | 5           |               | 4           |               | graffiti carving<br>+ 3 totally removed |
| BICYCLE RACKS           |             |               |             |               |   |
| BEACHERS                |             |               |             |               |   |
| BOLLARDS                |             |               |             |               |   |
| BATCH BASINS            | 2           |               |             |               |   |
| BIRDS                   |             |               |             |               |   |
| BIRTHING FOUNTAINS      | 1           |               |             |               | under fence<br>graffiti                 |
| BUMSTERS                |             |               |             |               |   |
| BENCHES 1/2" DIA. PUNCT |             |               |             |               |   |
| BAME TABLES             |             |               |             |               |   |
| BIGHTING                |             |               |             |               |   |
| PEDESTRIAN:             |             |               |             |               |   |
| PARKING/ROAD:           |             |               |             |               |   |
| SPORTS                  |             |               |             |               |   |
| MONUMENTS               | 1           |               |             |               | some graffiti                           |
| ICNIC TABLES            |             |               |             |               |   |
| AILINGS                 |             |               |             |               |   |
| AMPS                    |             |               |             |               |   |
| SERVICE GATES           |             |               |             |               |   |
| IGNS, ENTRY             |             |               |             |               |   |
| TAINERS                 |             |               |             |               |   |
| RASH EXCEPTACLES:       | 2           |               |             |               | one burned                              |
| ALLS                    |             |               |             |               |   |
| WATER FEATURES          |             |               |             |               |   |
| OTHER                   |             |               |             |               |   |



p. 7



SITE NO.

[illegible]





ND  
1  
SITE NO.

|  | SURFACE<br>CONDITION | MATERIALS          | ORGANIZATION | ACCESS      | PARKING       |
|--|----------------------|--------------------|--------------|-------------|---------------|
| PEDESTRIAN CIRCULATION                           | EXCELLENT            | GOOD               | FAIR         | POOR        | UNUSABLE      |
| VEHICULAR CIRCULATION                            | UNUSABLE             | BT. CONCRETE(SNOW) | CONCRETE     | STONE DUST  | OTHER         |
| PEDESTRIAN ACCESS                                | WELL ORGANIZED       | DISORGANIZED       | ORGANIZED    | RESPONSE TO | ACCESS POINTS |
| VEHICULAR ACCESS                                 | WELL ORGANIZED       | DISORGANIZED       | ORGANIZED    | RESPONSE TO | ACCESS POINTS |
| MAINTENANCE ACCESS                               | WELL ORGANIZED       | DISORGANIZED       | ORGANIZED    | RESPONSE TO | ACCESS POINTS |
| ACCESS CONTROL: only curb<br>not Street<br>table | WELL ORGANIZED       | DISORGANIZED       | ORGANIZED    | RESPONSE TO | ACCESS POINTS |



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

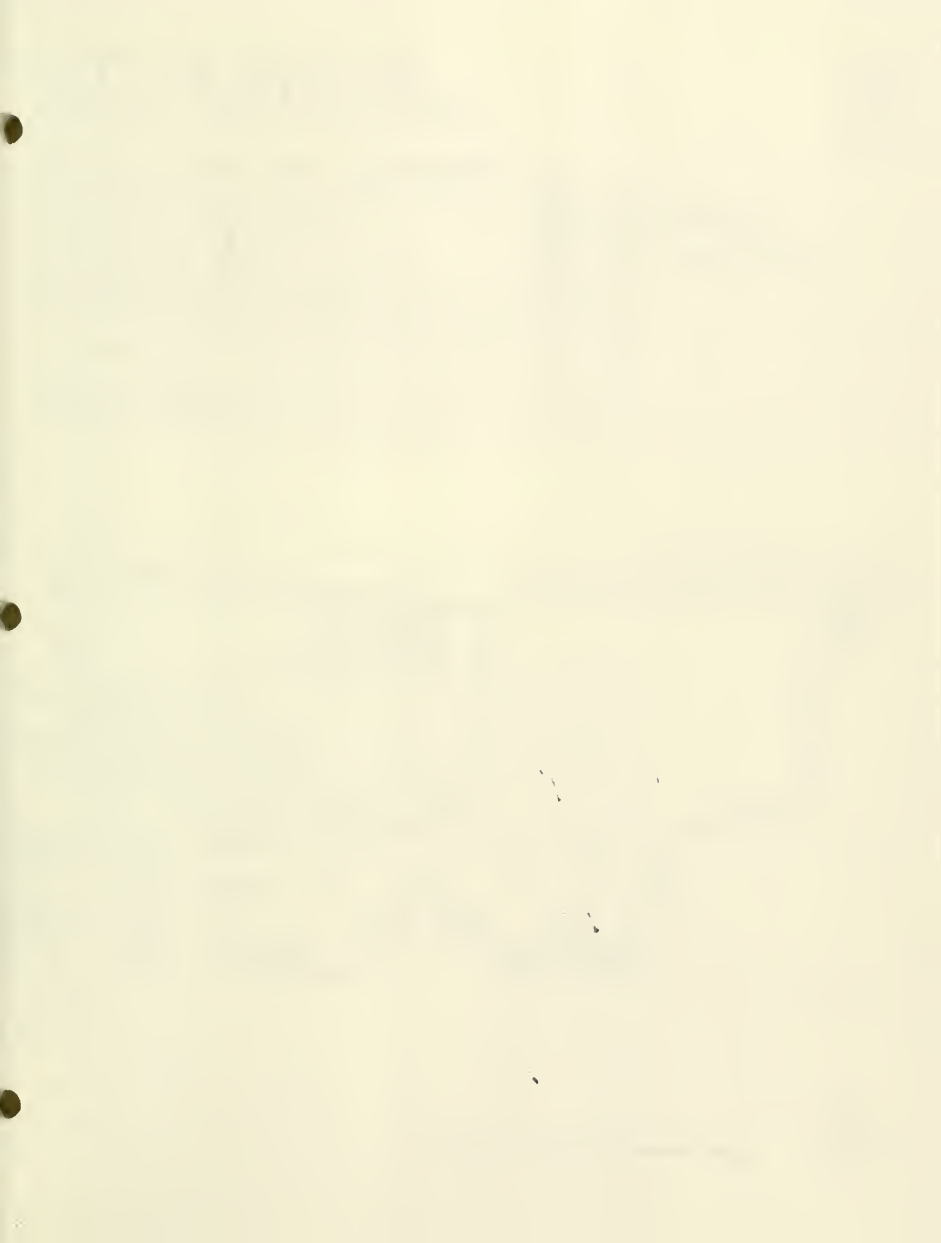


SITE NO

|                                    | QUANTITY |          |                 | CONDITION   |         |            | LOCATION    |              |                | MISC. |             |               |          |
|------------------------------------|----------|----------|-----------------|-------------|---------|------------|-------------|--------------|----------------|-------|-------------|---------------|----------|
|                                    | EXISTS   | QUANTITY | ESTIMATED COUNT | MAINTENANCE | REMOVAL | # COVERAGE | UNSATURATED | WELL LOCATED | POORLY LOCATED |       | APPROPRIATE | ENVIRONMENTAL | ADAPTIVE |
| TREES                              | X        | 19       | X               | 10          | 1       |            |             | X            |                |       |             |               |          |
| SHRUBS                             | X        |          |                 |             |         |            |             |              |                |       |             |               |          |
| TURF                               | X        |          |                 |             |         |            |             |              |                |       |             |               |          |
| ROUND COVER                        | X        |          |                 |             |         |            |             |              |                |       |             |               |          |
| LOWER BEDS                         |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| GROUND                             |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| CONTAINER                          |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| FEED SPECIES                       |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| WOODS                              |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| WONDS                              |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| TREMS                              |          |          |                 |             |         |            |             |              |                |       |             |               |          |
| SPECIAL ECOLOGICAL<br>FEATURE/AREA |          |          |                 |             |         |            |             |              |                |       |             |               |          |

*Damage at base*  
*Area of play warfare but patch*







# CITY OF BOSTON PARK EVALUATION

ND  
3

SITE NO.

Neighborhood: NORTH DORCHESTER

Site Name: COLUMBIA POINT PLGD.

Location: MONTICELLO

Evaluation Team: SA JBT

Evaluation Date: 5.12.87

Surrounding Land Uses: Residential

Site Type: \_\_\_\_\_

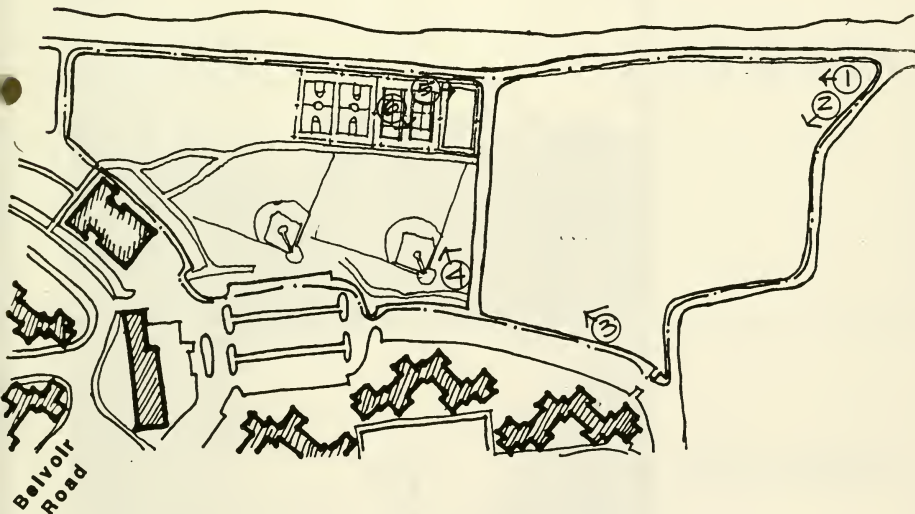
Acreage: 33.29A

Weather Conditions: \_\_\_\_\_

Sunny

## Site Plan

17.2



SCALE

0 50 100

200

500







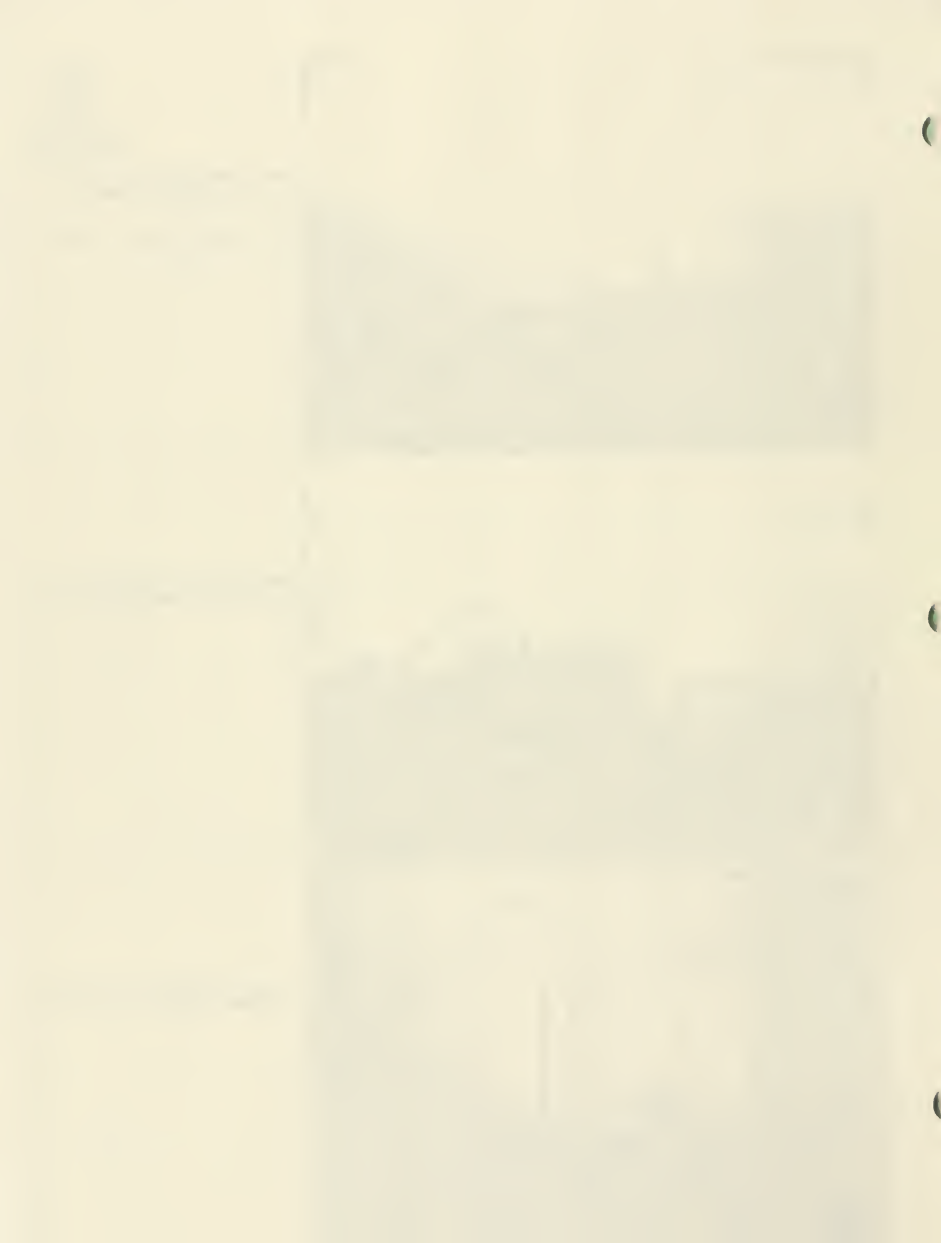


SITE NO.

**Site Photograph 1**

Site no longer a park.

**Site Photograph 2****Site Photograph 3**





SITE NO.

Site Photograph 4

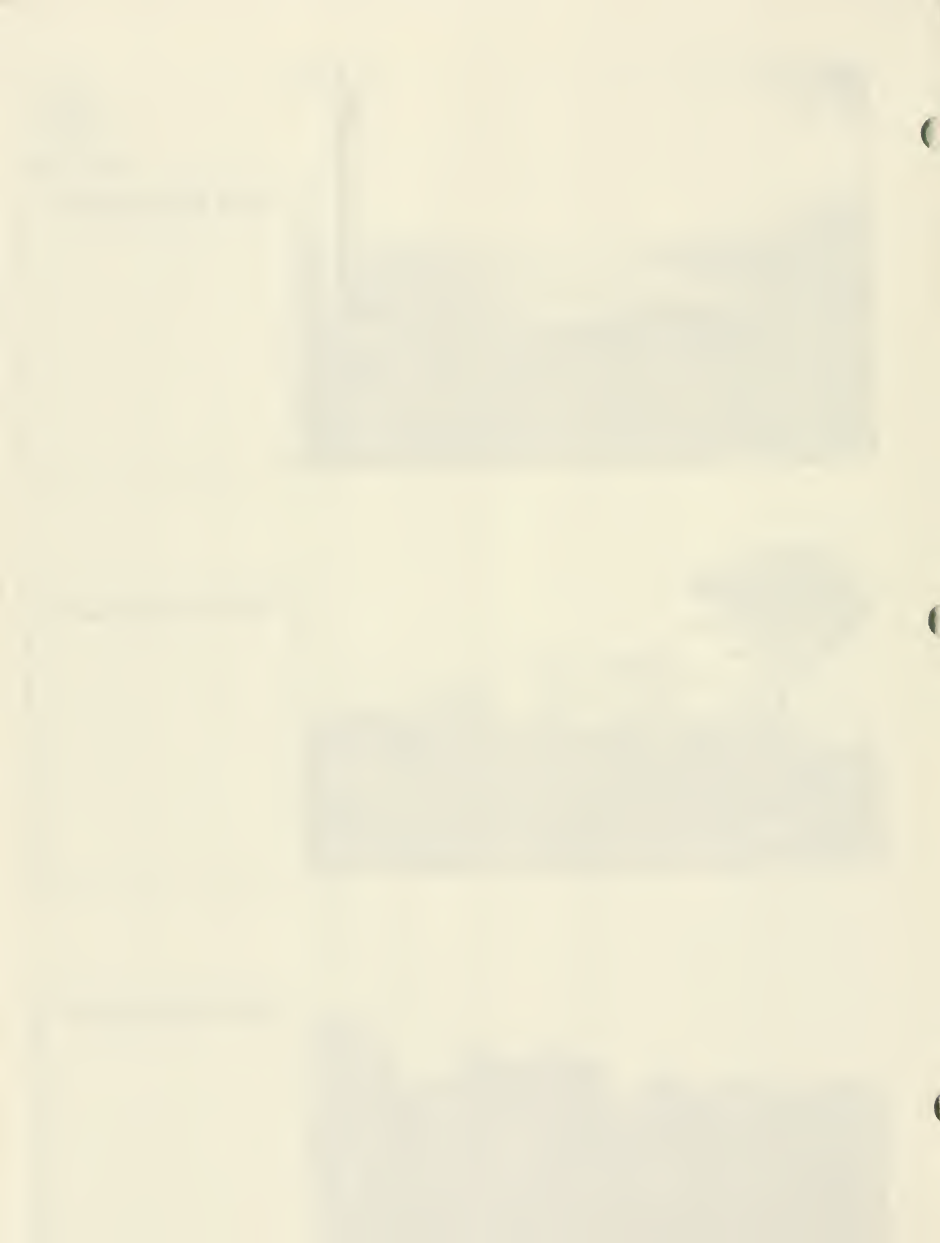


Site Photograph 5



Site Photograph 6





Neighborhood: North Dorchester

Site Name: Columbia Point Playground

Location: Monticello Avenue

Acreage: 33.29 A

Site Type: Playfield

---

---

Site Description:

Columbia Point Playground is a large irregularly shaped area along the north shore of the Columbia Point peninsula. At present the site is entirely under construction ~~for~~<sup>for</sup> new housing development. All structures will be demolished in the course of the present undertaking.

---

Major Site Issues:

Location of future park facilities is part of the over-all master plan for the renovation of Columbia Point.



DRAFT

Neighborhood: North Dorchester

Site Name: Columbia Point Playground

No.: ND-3

Location: Monticello Avenue

Acreage: 33.29 A      Site Type: Playfield

Site Description:

Columbia Point Playground is a large irregularly shaped area along the north shore of the Columbia Point peninsula. At present the site is entirely under construction for new housing development. All structures will be demolished in the course of the present undertaking.

Major Site Issues:

Location of future park facilities is part of the over-all master plan for the renovation of Columbia Point.





# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

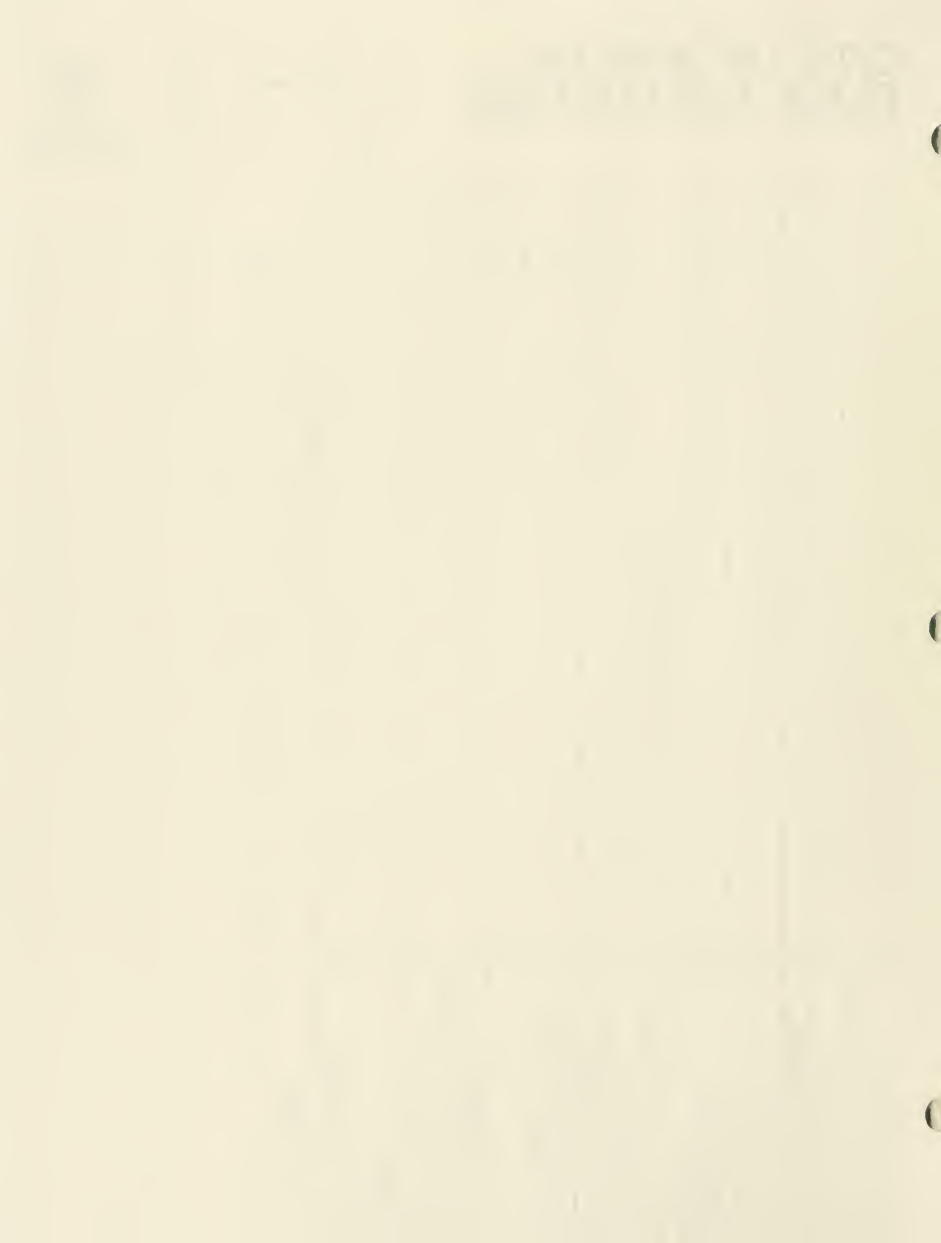


SITE NO.

p.5

|   |  |
|---|--|
| DESIGN CONSIDERATIONS:                            |  |
| LAYOUT/ORGANIZATION OF SPACE                      |  |
| USE OF PLANT MATERIALS                            |  |
| APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD |  |
| BARRIER FREE DESIGN                               |  |
| DRAINAGE CONDITION                                |  |
| DESIGN-RELATED MAINTENANCE ISSUES                 |  |
| VANDALISM   |  |
| VACANT PARCEL TO SOUTH, EAST                      |  |
| ISIBILITY AND SAFETY:                             |  |
| VISIBILITY INTO SPACE                             |  |
| VISIBILITY OUT FROM SPACE                         |  |
| HIDDEN CORNERS IN SPACE                           |  |
| CONDITION ASSESSMENTS:                            |  |
| STANDARD PARK BUILT ELEMENTS                      |  |
| SPORTS FACILITIES                                 |  |
| PLAYGROUNDS                                       |  |
| BUILDINGS   |  |
| NATURAL PARK ELEMENTS                             |  |

PRIMARY SITE ISSUES:  
This site is in the process of redevelopment as residential housing



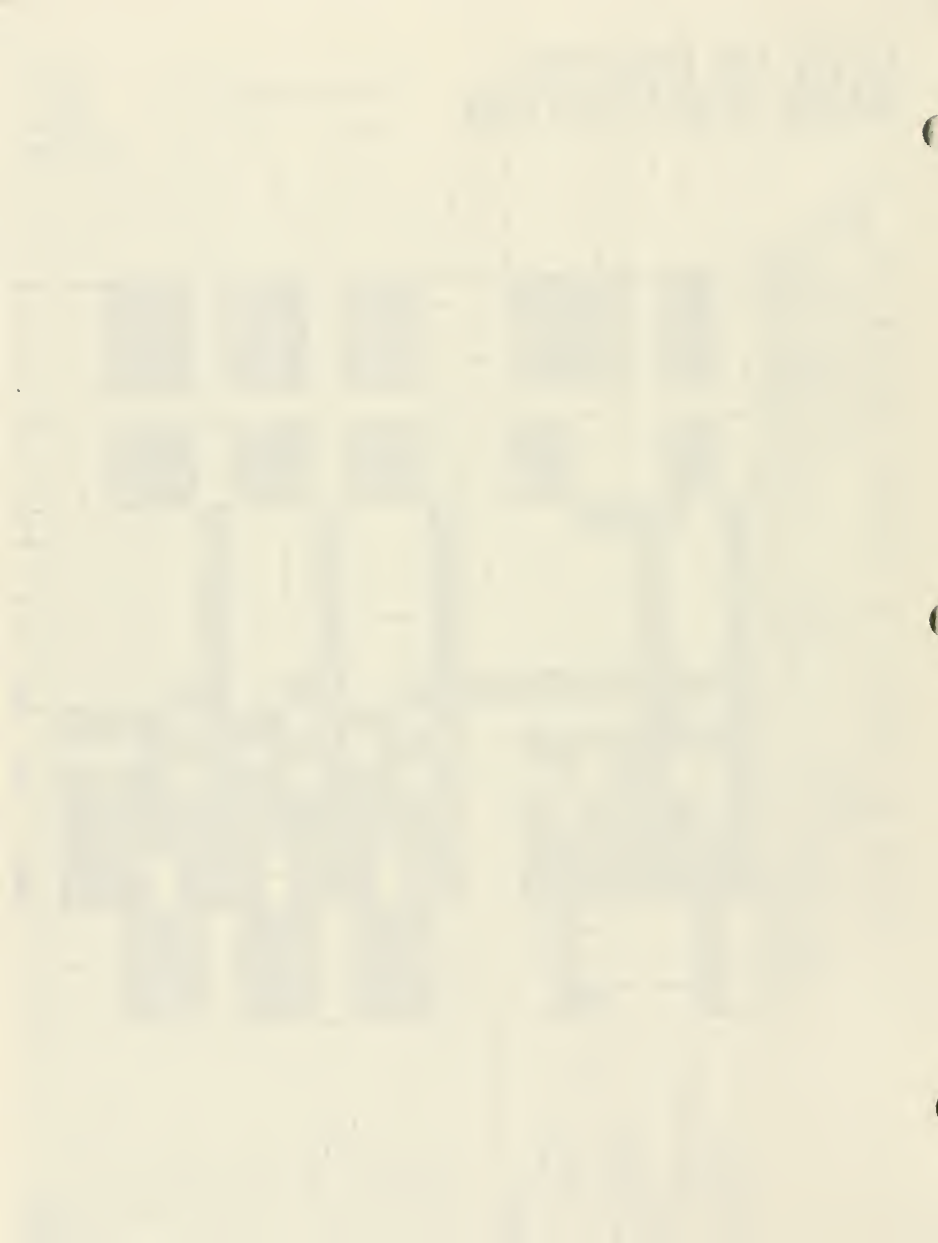
STANDARD PARK  
BUILT ELEMENTS

A circular logo with a horizontal line. Above the line is the text 'ND' and below the line is the number '3'.

|                             | QUANTITY                             | MATERIALS  | CONDITION | LOCATION | MISC. |
|-----------------------------|--------------------------------------|--|-----------|----------|-------|
|                             | AMOUNT<br>ADEQUATE #<br>INADEQUATE # | WOOD<br>CONCRETE<br>WOOD & CONCRETE<br>METAL<br>STONE<br>BRICK<br>CHAIN LINK<br>VINEY CHAIN<br>BIT. CONCRETE<br>EXCELLENT<br>GOOD<br>FAIR<br>POOR<br>UNSATURABLE<br>WELL LOCATED (SNOW)<br>POORLY LOCATED<br>APPROPRIATE<br>ADJACENT TO<br>ADJACENT TO |           |          |       |
| TREES, PARK                 |                                      |  |           |          |       |
| BICYCLE RACKS               |                                      |  |           |          |       |
| BENCHES                     |                                      |  |           |          |       |
| COURTARDS                   |                                      |  |           |          |       |
| FIRE BASINS                 |                                      |  |           |          |       |
| SEATING                     |                                      |  |           |          |       |
| KID FOUNTAINS               |                                      |  |           |          |       |
| LIGHT FIXTURES              |                                      |  |           |          |       |
| SIGNAGE                     |                                      |  |           |          |       |
| TABLES                      |                                      |  |           |          |       |
| TOILETS                     |                                      |  |           |          |       |
| TRASH CONTAINERS            |                                      |  |           |          |       |
| VEGETATION                  |                                      |  |           |          |       |
| WALKING/ROAD :<br>CROSSINGS |                                      |  |           |          |       |
| SPORTS EQUIPMENT            |                                      |  |           |          |       |
| STREET LIGHTS               |                                      |  |           |          |       |
| CEMENT GATES                |                                      |  |           |          |       |
| ENTRY                       |                                      |  |           |          |       |
| SCREENS                     |                                      |  |           |          |       |
| STRUCTURES :                |                                      |  |           |          |       |
| FEATURES                    |                                      |  |           |          |       |







# CITY OF BOSTON PARK EVALUATION

## BUILDINGS AND PLAYGROUNDS

p. ξ

### ACCESS, CIRCULATION AND PARKING

ND  
3

SITE NO.

|                       | QUANTITY   | MATERIALS |  |  | CONDITION |  |  | LOCATION | MISC. |
|-----------------------|--|-----------|--|--|-----------|--|--|----------|-------|
|                       | # BUILDINGS<br># PLAY EQUIP.<br>ADEQUATE #<br>INADEQUATE #<br>METAL<br>WOOD<br>METAL & WOOD<br>CONCRETE<br>SAND<br>BARK MULCH<br>ASPHALT<br>OTHER<br>EXCELLENT<br>GOOD<br>FAIR<br>POOR<br>UNUSABLE<br>WELL LOCATED<br>POORLY LOCATED<br>APPROPRIATENESS<br>EVIDENCE OF<br>SEATING PRESENT<br>FENCING PRESENT<br>SAFETY PROBLEMS<br>SAFETY INCIDENT |           |  |  |           |  |  |          |       |
| RECREATION            |  |           |  |  |           |  |  |          |       |
| RESTROOM              |  |           |  |  |           |  |  |          |       |
| STORAGE               |  |           |  |  |           |  |  |          |       |
| OTHER                 |  |           |  |  |           |  |  |          |       |
| PLAYGROUNDS (GENERAL) |  |           |  |  |           |  |  |          |       |
| EQUIPMENT:            |  |           |  |  |           |  |  |          |       |
|                       |  |           |  |  |           |  |  |          |       |
| SURFACE               |  |           |  |  |           |  |  |          |       |
| EDGING                |  |           |  |  |           |  |  |          |       |
| FENCING               |  |           |  |  |           |  |  |          |       |
| PAGE DISTRIBUTION:    |  |           |  |  |           |  |  |          |       |

| SURFACE<br>CONDITION | MATERIALS | ORGANIZATION | ACCESS | PARKING |
|----------------------|-----------|--------------|--------|---------|
| EXCELLENT            |           |              |        |         |
| GOOD                 |           |              |        |         |
| FAIR                 |           |              |        |         |
| POOR                 |           |              |        |         |
| UNUSABLE             |           |              |        |         |
| UNSATURATED(SNOW)    |           |              |        |         |
| BET. CONCRETE        |           |              |        |         |
| CONCRETE             |           |              |        |         |
| GRAVEL               |           |              |        |         |
| OTHER                |           |              |        |         |
| WELL ORGANIZED       |           |              |        |         |
| FORMAL               |           |              |        |         |
| DEVELOPED            |           |              |        |         |
| ORGANIZED            |           |              |        |         |
| NEARLY FINISHED      |           |              |        |         |
| ROADWAY TO           |           |              |        |         |
| ACCESS POINTS        |           |              |        |         |
| ACCIDENT CONTROL     |           |              |        |         |
| VEHICLE ADVANCE      |           |              |        |         |
| ACCESS UNAVAILABLE   |           |              |        |         |
| PARTIAL PARKING      |           |              |        |         |
| NO PARKING           |           |              |        |         |
| PARKING ADEQUATE     |           |              |        |         |
| UNDESIRABLE          |           |              |        |         |
| UNSATISFACTORY       |           |              |        |         |



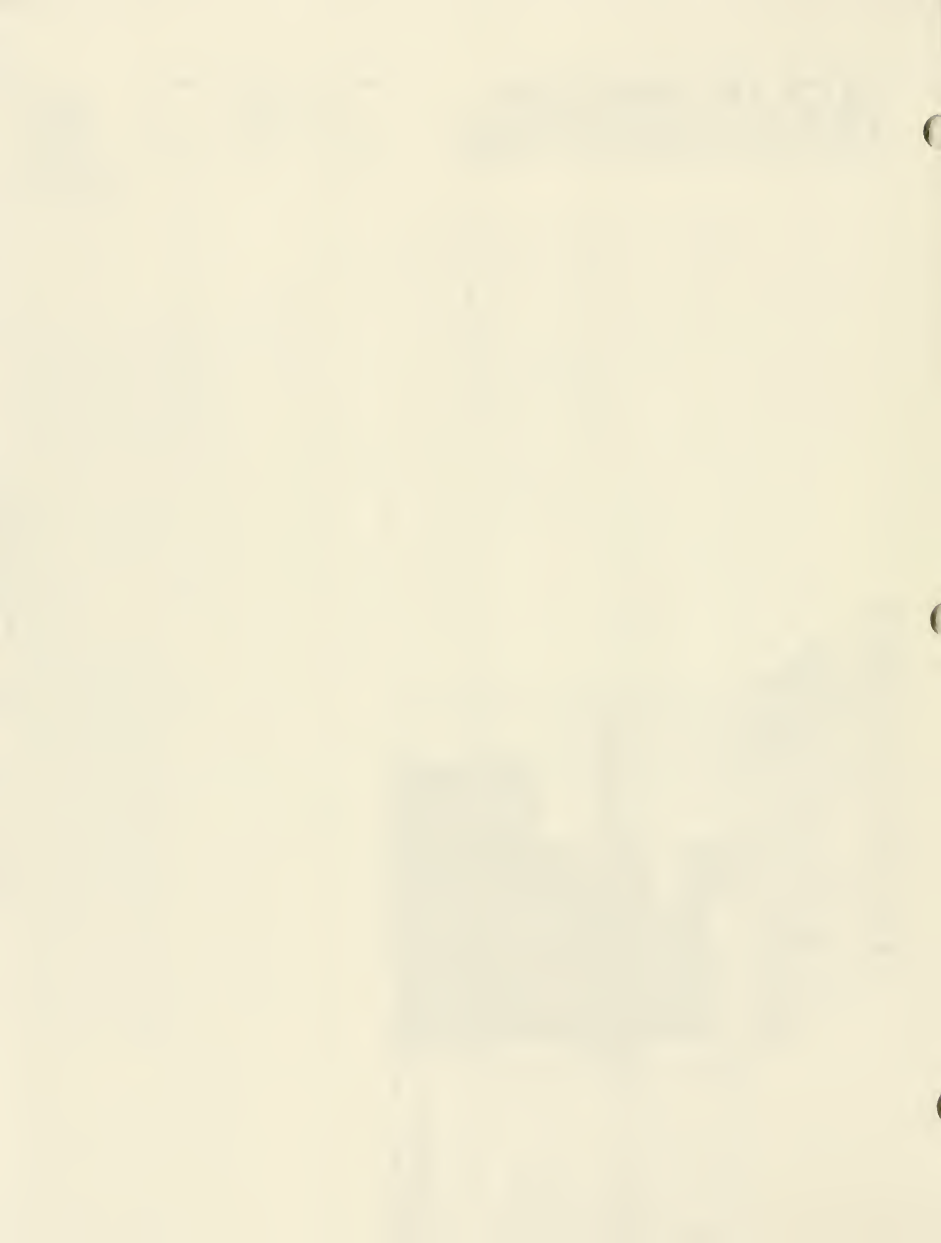


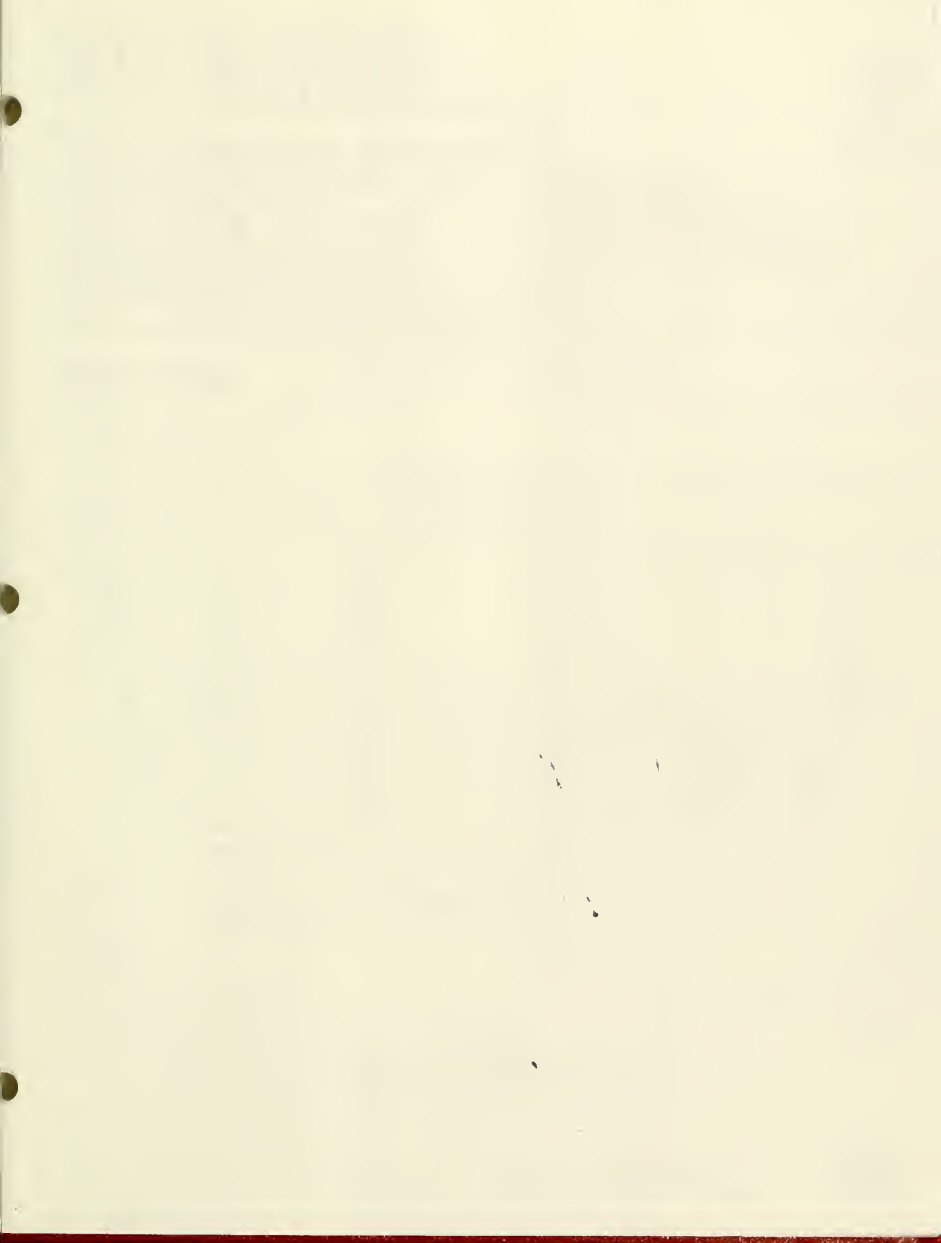


NATURAL PARK  
ELEMENTS

ND  
3  
SITE NO

|                                 | QUANTITY             | CONDITION | LOCATION | MISC. |
|---------------------------------|----------------------|-----------|----------|-------|
| ES                              | QUANTITY EXISTS      |           |          |       |
| SUBS                            | EXACT COUNT          |           |          |       |
| F                               | ESTIMATED COUNT      |           |          |       |
| UNCOVER                         | MAINTENANCE REMOVAL  |           |          |       |
| WER BEDS                        | # COVERAGE           |           |          |       |
| ROUND                           | UNREMOVABLE (SNOW)   |           |          |       |
| CONTAINER                       | WELL LOCATED         |           |          |       |
| D SPECIES                       | POORLY LOCATED       |           |          |       |
| DS                              | APPROPRIATENESS      |           |          |       |
| DS                              | ENVIRONMENTAL HARM   |           |          |       |
| TEAMS                           | ENVIRONMENTAL DAMAGE |           |          |       |
| SPECIAL ECOLOGICAL FEATURE/AREA |                      |           |          |       |







# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: NORTH DORCHESTER

Site Name: DEER STREET PARK

Location: DEER

Evaluation Team: SF & BH

Evaluation Date: 5.11.87

Surrounding Land Uses: Residential

Colonel Daniel

Site Type: \_\_\_\_\_

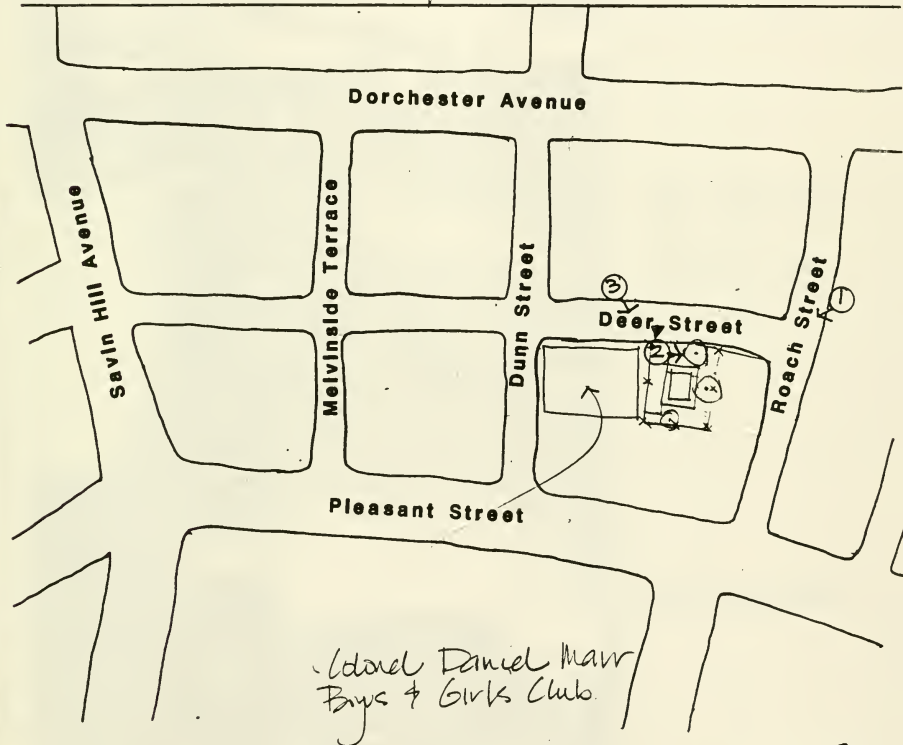
Acreage: 0.2 A

Weather Conditions: \_\_\_\_\_

Sunny

## Site Plan

Marr Bay - Boys & Girls Club



SCALE

0 510 20 50 100



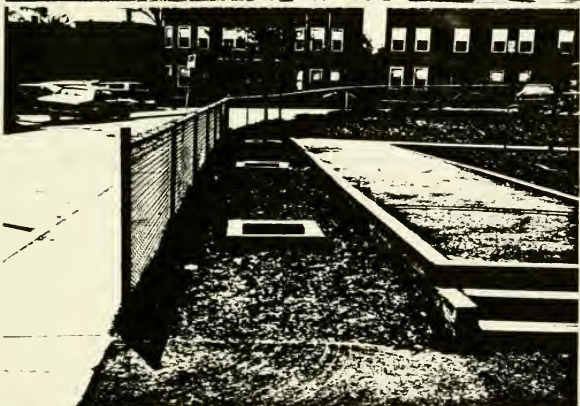




SITE NO.

**Site Photograph 1**

Playground constructed  
by adjacent Marr Boys  
and Girls Club.

**Site Photograph 2**

Timber edge to tree  
planting creates  
difficult to maintain  
grass strip.

**Site Photograph 3**





Neighborhood: North Dorchester

Site Name: Deer Street Park

Location: Deer Street

Acreage: 0.2A

Site Type: Playlot

---

---

**Site Description:**

Deer Street Park is a small rectangular site located on the west side of Deer Street. To the north the site abuts the Colonel Daniel Marr Boys and Girls Club, to the south a parking lot, and to the west residences. Enclosed with a four-foot chain-link fence, the park has a large metal and wood play structure enclosed with a timber edge and a bituminous concrete path. Surrounding the play area is a strip of grass with several trees. The western edge of the park is a moderately steep grassy slope.

---

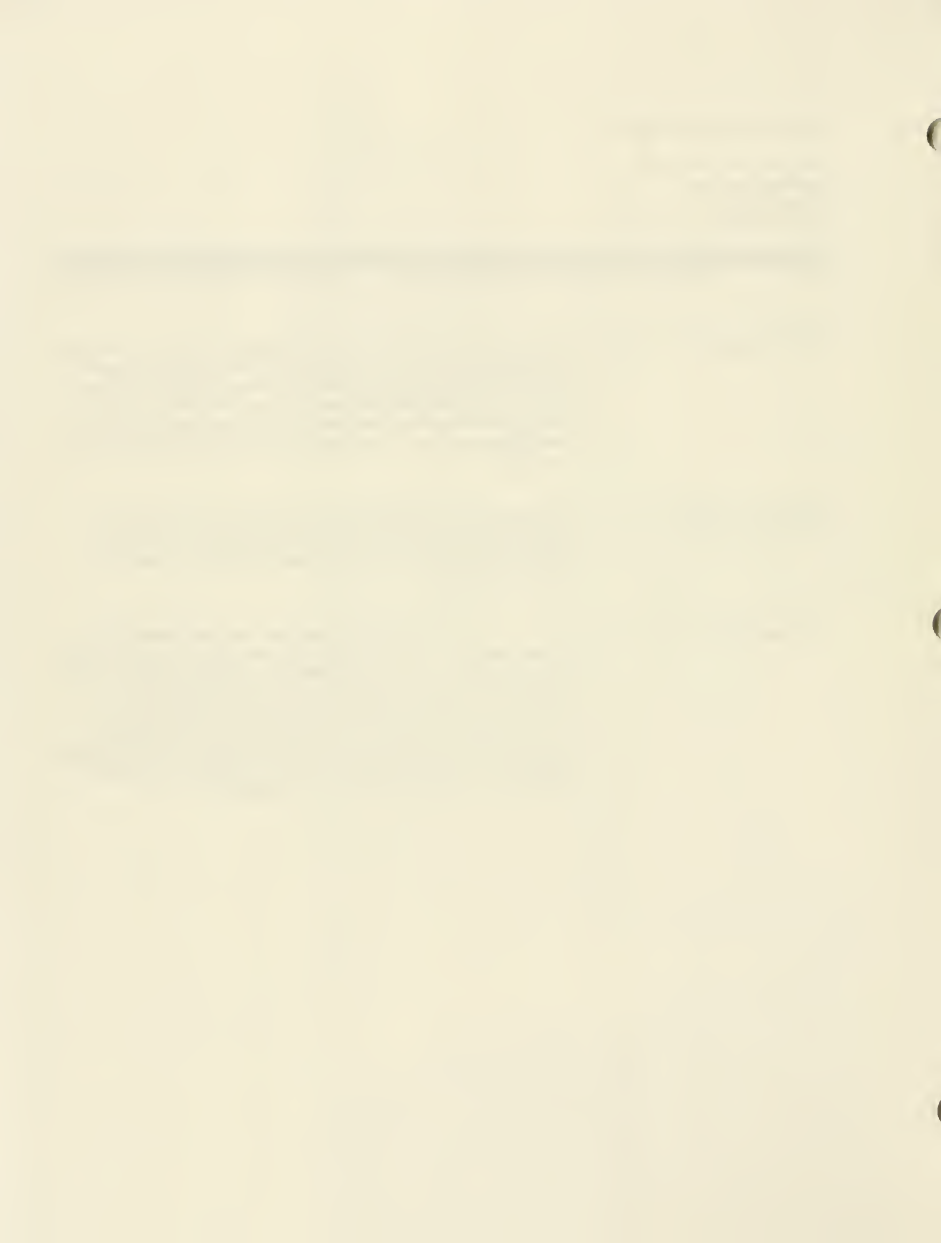
**Condition Assessments:**

The improvements to this park are recently constructed and all are in good to excellent condition, except plantings. About half the trees have died. The remaining trees are in fair condition. The recently installed sod is under heavy use and is starting to fail.

---

**Major Site Issues:**

Improvements to Deer Street Park were constructed and are maintained by the Boys and Girls Club. The design of the park has several shortcomings. The grass strip will very likely be worn out by children's play. The grass in the area along Deer Street would survive better if the fence was adjacent to the sidewalk bordering the play structure, thereby separating the grass and trees from active use. This would best support growth, and provide shade and a pleasant green space along the edge of the play area. The grass slope on the west side of the park will probably be worn out by play as well. A low retaining wall or some other means of controlling access to this area would be desirable.



DRAFT

Neighborhood: North Dorchester

Site Name: Deer Street Park

No.: ND-4

Location: Deer Street

Acres: 0.2 A

Site Type: Playlot

Site Description:

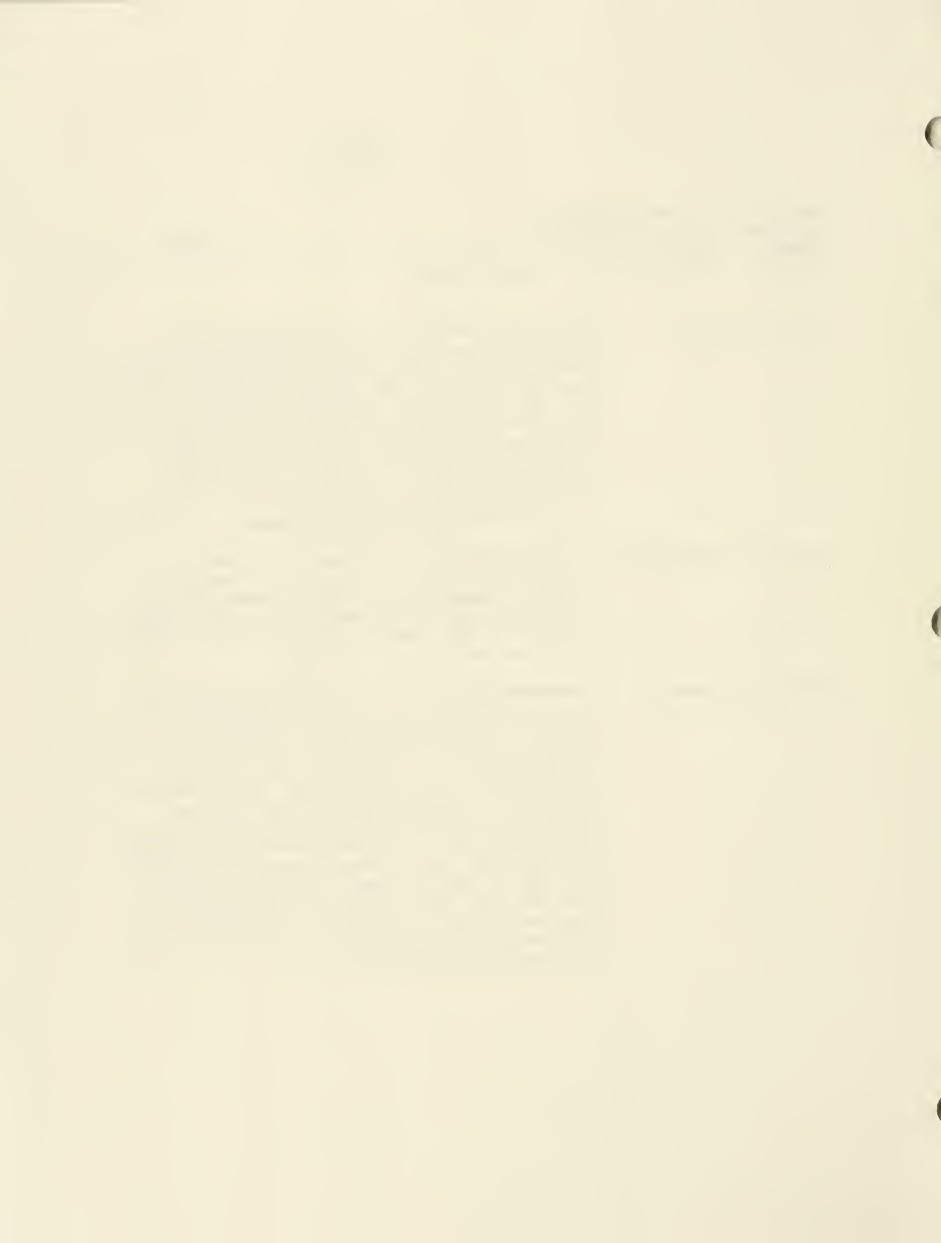
Deer Street Park is a small rectangular site located on the west side of Deer Street. To the north the site abuts the Colonel Daniel Marr Boys and Girls Club, to the south a parking lot and to the west residences. The park is enclosed with a four foot chain link fence. The park has a large metal and wood play structure enclosed with a timber edge and a bituminous concrete path. Surrounding the play area is a strip of grass with several trees. The western edge of the park is a moderately steep grassed slope.

Condition Assessments:

The improvements to this park are recently constructed and all are in good to excellent condition except for plantings. About half the trees have died. The remaining trees are in fair condition. The recently installed sod is under heavy use and is starting to fail.

Major Site Issues:

Improvements to Deer Park were constructed and are maintained by the Boys and Girls Club. The design of the park has several shortcomings. The grass strip will very likely be worn out by children's play. The grass in the area along Deer Street would better survive if the fence was adjacent to the sidewalk bordering the play structure, thereby separating the grass and trees from active use. This would best support growth, provide shade and a pleasant green space along the edge of the play area. The grass slope on the west side of the park will most likely be worn out by play as well. A low retaining wall or some other means of controlling access to this area would be desirable.



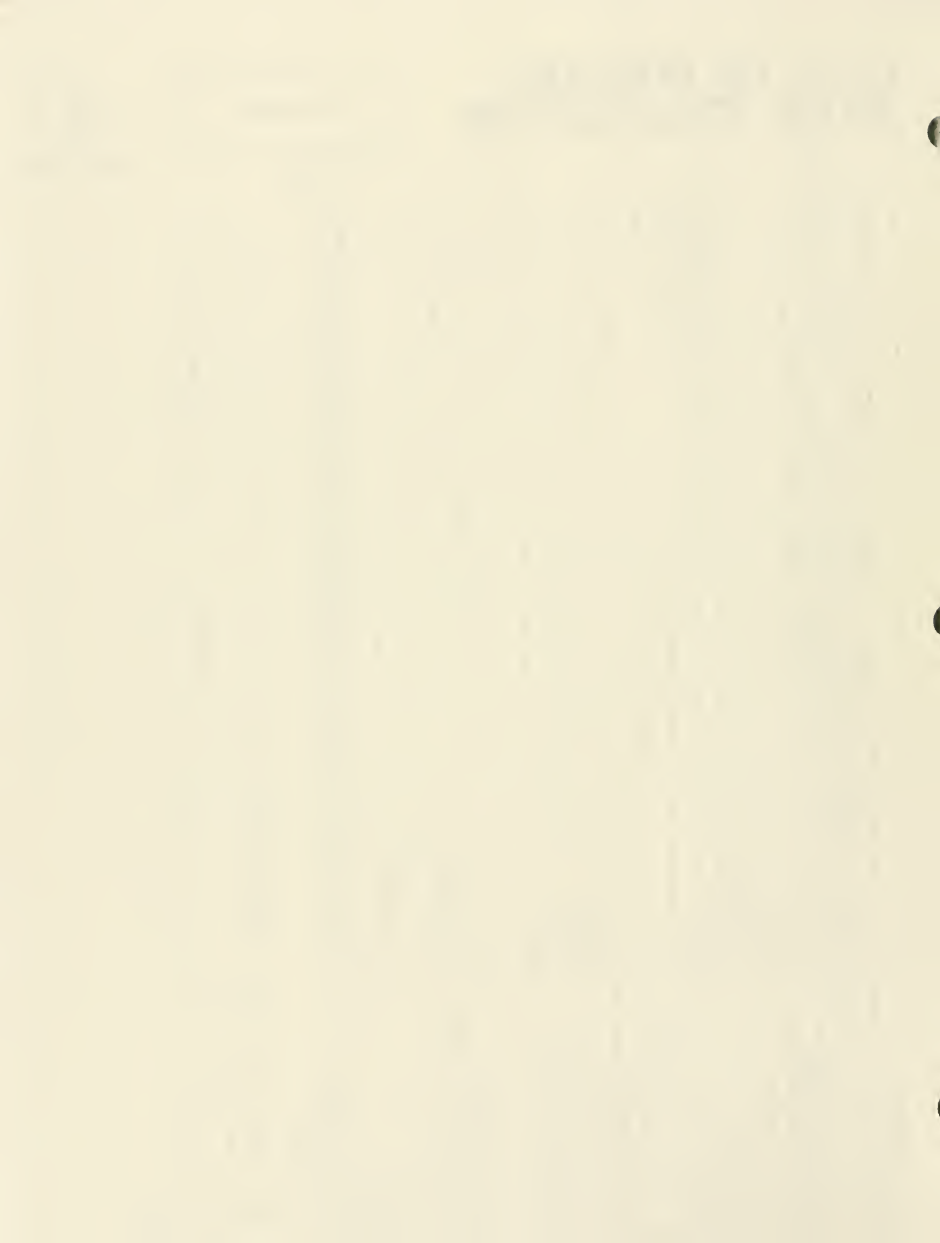
# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

P. 5  
SITE NO. 

|   |  |
|---|--|
| IGN CONSIDERATIONS:                           |  |
| LAYOUT/ORGANIZATION OF SPACE                  | Location of fence and strip of grass between play area and Deer Street creates a maintenance problem and deer is at risk of being hit. |
| USE OF PLANT MATERIALS                        | Trees not well located. Grass looks too sparse.  |
| PROPRIETIES OF PARK FUNCTIONS TO NEIGHBORHOOD | YES  |
| CARRIER FREE DESIGN                           | adequate.  |
| RAINAGE CONDITION                             | The timber planting scheme is located in the center of a strip of grass blocking viewing.  |
| DESIGN-RELATED ATTENDANCE ISSUES              | None   |
| LANDSCAPE                                     | -  |
| LAND PARCEL TO SOUTH, EAST                    |  |
| IBILITY AND SAFETY:                           |  |
| ISIBILITY INTO SPACE                          | good   |
| ISIBILITY OUT FROM SPACE                      | good   |
| IDDEN CORNERS IN SPACE                        | none.  |
|   |  |
| DITION ASSESSMENTS:                           |  |
| TANDARD PARK BUILT ELEMENTS                   | excellent  |
| PORTS FACILITIES                              |  |
| LAYGROUNDS                                    | excellent.   |
| BUILDINGS                                     | -  |
| NATURAL PARK ELEMENTS                         | fair to poor: Trees are under stress, grass seed is coming out under tree.   |
| MARY SITE ISSUES:                             |  |

This park has been improved and is maintained by Colonel Daniel Marr Boys and Girls Club.  
Planting detail will not well support tree growth and create extra maintenance effort.



# CITY OF BOSTON PARK EVALUATION

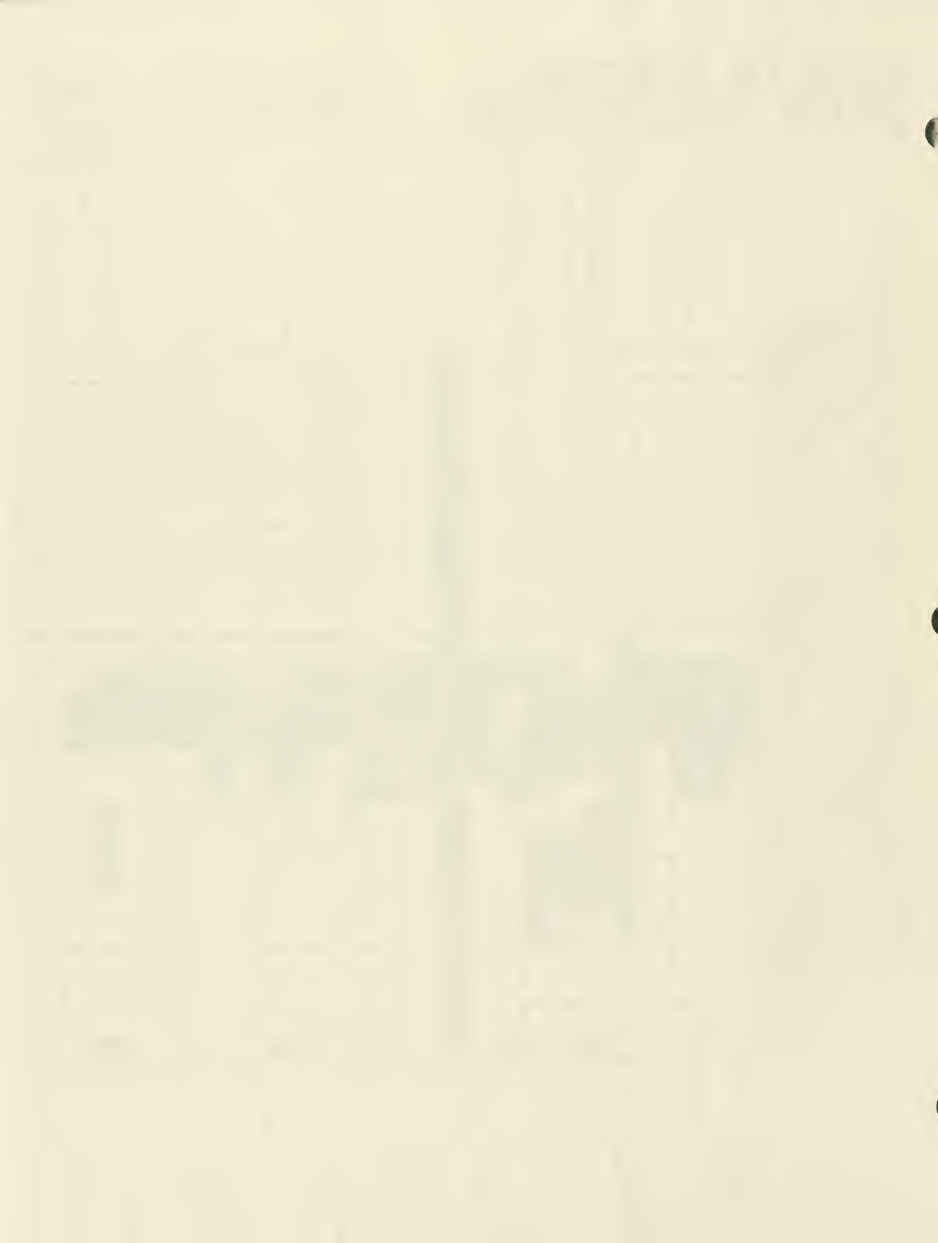
STANDARD PARK  
BUILT ELEMENTS



SITE NO.

|                  | MATERIALS |            |              |      |                 |              |       |       |            |               | LOCATION | MISC. |
|------------------|-----------|------------|--------------|------|-----------------|--------------|-------|-------|------------|---------------|----------|-------|
|                  | AMOUNT    | ADEQUATE # | INADEQUATE # | WOOD | WOOD & CONCRETE | WOOD & METAL | STONE | BRICK | CHAIN LINK | BIT. CONCRETE |          |       |
| ANCHES, PARK     |           |            |              |      |                 |              |       |       |            |               |          |       |
| CYCLE RACKS      |           |            |              |      |                 |              |       |       |            |               |          |       |
| SEATERS          |           |            |              |      |                 |              |       |       |            |               |          |       |
| ILLARDS          |           |            |              |      |                 |              |       |       |            |               |          |       |
| TCHBASINS        |           |            |              |      |                 |              |       |       |            |               |          |       |
| RBS              |           |            |              |      |                 |              |       |       |            |               |          |       |
| INKING FOUNTAINS |           |            |              |      |                 |              |       |       |            |               |          |       |
| MPSTERS          |           |            |              |      |                 |              |       |       |            |               |          |       |
| NCES             |           |            |              |      |                 |              |       |       |            |               |          |       |
| ME TABLES        |           |            |              |      |                 |              |       |       |            |               |          |       |
| IGHTING          |           |            |              |      |                 |              |       |       |            |               |          |       |
| PEDESTRIAN :     |           |            |              |      |                 |              |       |       |            |               |          |       |
| PARKING/ROAD :   |           |            |              |      |                 |              |       |       |            |               |          |       |
| SPORTS           |           |            |              |      |                 |              |       |       |            |               |          |       |
| NUMENTS          |           |            |              |      |                 |              |       |       |            |               |          |       |
| CNIC TABLES      |           |            |              |      |                 |              |       |       |            |               |          |       |
| ILINGS           |           |            |              |      |                 |              |       |       |            |               |          |       |
| MPS              |           |            |              |      |                 |              |       |       |            |               |          |       |
| ERVICE GATES     |           |            |              |      |                 |              |       |       |            |               |          |       |
| GENS, ENTRY      |           |            |              |      |                 |              |       |       |            |               |          |       |
| AIRS             |           |            |              |      |                 |              |       |       |            |               |          |       |
| ASH CEPTACLES :  |           |            |              |      |                 |              |       |       |            |               |          |       |
| ELLS             |           |            |              |      |                 |              |       |       |            |               |          |       |
| TER FEATURES     |           |            |              |      |                 |              |       |       |            |               |          |       |
| HER              |           |            |              |      |                 |              |       |       |            |               |          |       |

-wood can be snatched  
a minor play area





ND  
4

SITE NO.

[illegible]



# CITY OF BOSTON PARK EVALUATION

## BUILDINGS AND PLAYGROUNDS

## ACCESS, CIRCULATION AND PARKING

ND  
4

SITE NO.

|    | QUANTITY     | MATERIALS    | CONDITION      | LOCATION        | MISC. |
|----|--------------|--------------|----------------|-----------------|-------|
|    | ADEQUATE #   | ADEQUATE #   | POORLY LOCATED | APPROPRIATENESS |       |
|    | INADEQUATE # | WOOD         | WELL LOCATED   | ENVIRONMENTAL   |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       | SEATING PRESENT |       |
|    | INADEQUATE # | CONCRETE     | POOR           | SAFETY PRESENT  |       |
|    | INADEQUATE # | SAND         | FAIR           | SAFETY PROBLEMS |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL        | UNUSABLE       |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | EXCELLENT      |                 |       |
|    | INADEQUATE # | CONCRETE     | GOOD           |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | WELL LOCATED   |                 |       |
|    | INADEQUATE # | BARK MULCH   | UNUSABLE       |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL & WOOD | GOOD           |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | WELL LOCATED   |                 |       |
|    | INADEQUATE # | ASPHALT      | UNUSABLE       |                 |       |
|    | INADEQUATE # | BARK MULCH   | POOR           |                 |       |
|    | INADEQUATE # | OTHER        | FAIR           |                 |       |
|    | INADEQUATE # | WOOD         | EXCELLENT      |                 |       |
|    | INADEQUATE # | METAL        | GOOD           |                 |       |
|    | INADEQUATE # | METAL & WOOD | POOR           |                 |       |
|    | INADEQUATE # | CONCRETE     | WELL LOCATED   |                 |       |
|    | INADEQUATE # | SAND         | UNUSABLE       |                 |       |
|    | INADEQUATE # | ASPHALT      | POOR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | FAIR           |                 |       |
|    | INADEQUATE # | OTHER        | EXCELLENT      |                 |       |
|    | INADEQUATE # | WOOD         | GOOD           |                 |       |
|    | INADEQUATE # | METAL        | POOR           |                 |       |
|    | INADEQUATE # | METAL & WOOD | WELL LOCATED   |                 |       |
|    | INADEQUATE # | CONCRETE     | UNUSABLE       |                 |       |
|    | INADEQUATE # | SAND         | POOR           |                 |       |
|    | INADEQUATE # | ASPHALT      | FAIR           |                 |       |
|    | INADEQUATE # | BARK MULCH   | EXCELLENT      |                 |       |
|    | INADEQUATE # | OTHER        | GOOD           |                 |       |
|    | INADEQUATE # | WOOD         | POOR           |                 |       |
|    | INADEQUATE # | METAL        | WELL LOCATED   |                 |       |
|    | INADEQUATE # | METAL & WOOD | UNUSABLE       |                 |       |
|    | INADEQUATE # | CONCRETE     | POOR           |                 |       |
|    | INADEQUATE # | SAND         | FAIR           |                 |       |
|    | INADEQUATE # | ASPHALT      | EXCELLENT      |                 |       |
|    | INADEQUATE # | BARK MULCH   | GOOD           |                 |       |
|    | INADEQUATE # | OTHER        | POOR           |                 |       |
|    | INADEQUATE # | WOOD         | FAIR           |                 |       |
|    | INADEQUATE # | METAL        | EXCELLENT      |                 |       |
| </ |              |              |                |                 |       |

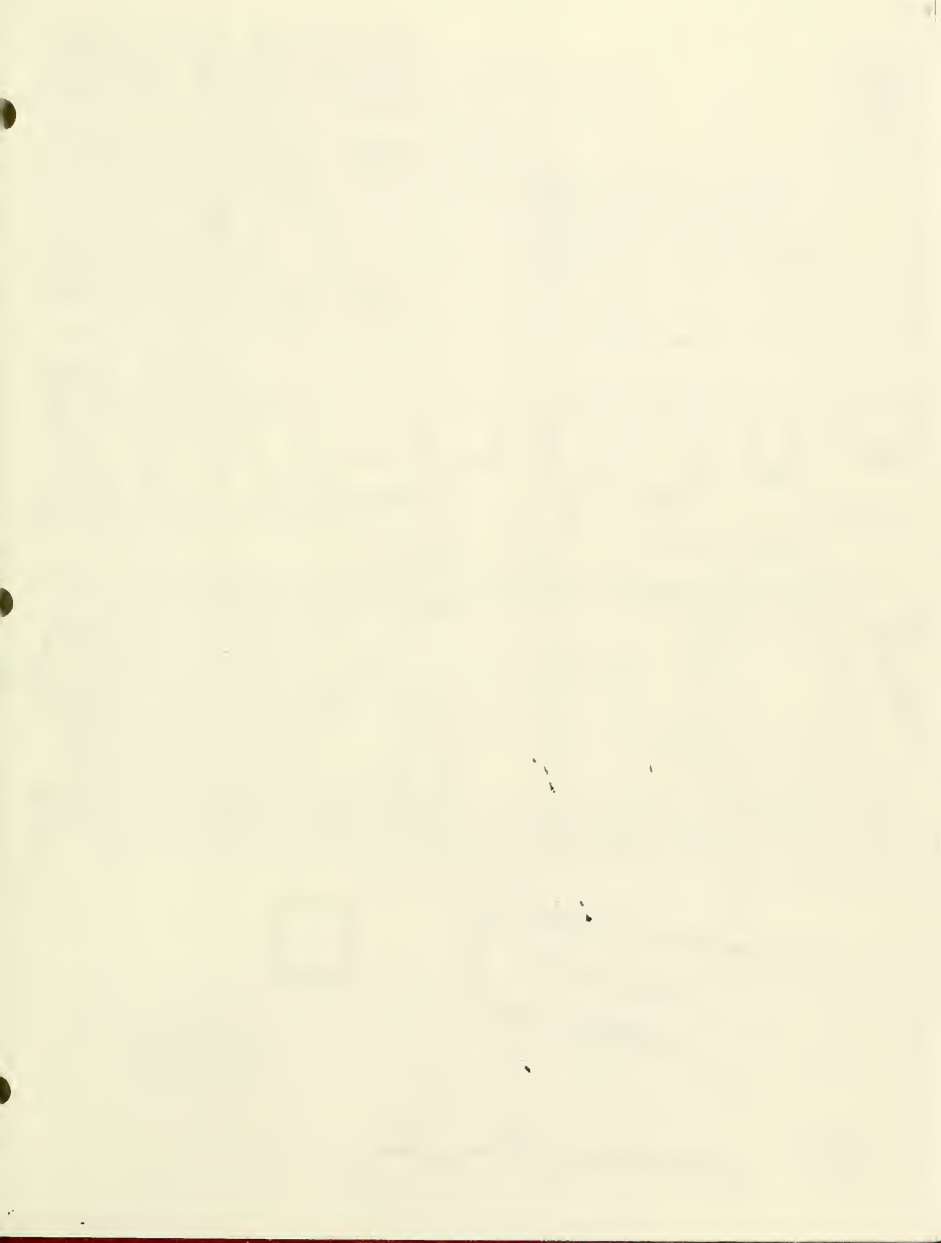
[illegible]



ND  
4  
SITE NO.

|                    | QUANTITY | CONDITION    | LOCATION       | MISC.                        |
|--------------------|----------|--------------|----------------|------------------------------|
| EXISTS             | 3        | WELL LOCATED | POORLY LOCATED | 2 or 3 trees have died       |
| RUBS               | 3        | UNREMOVABLE  | APPLY LOCATED  | grass strip hard to maintain |
| RF                 | 1        | # COVERAGE   | APPLY LOCATED  |                              |
| OUND COVER         | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| OWER BEDS          | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| GROUND             | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| CONTAINER          | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| ED SPECIES         | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| ODS                | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| NDS                | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| REAMS              | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| SPECIAL ECOLOGICAL | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |
| NATURE/AREA        | 1        | UNREMOVABLE  | APPLY LOCATED  |                              |









# CITY OF BOSTON PARK EVALUATION



SITE NO.

Neighborhood: NORTH DORCHESTER

Site Name: DOWNER AVENUE PWD.

Location: DOWNER

Evaluation Team: CAF & BH

Evaluation Date: 5.11.87

Surrounding Land Uses:

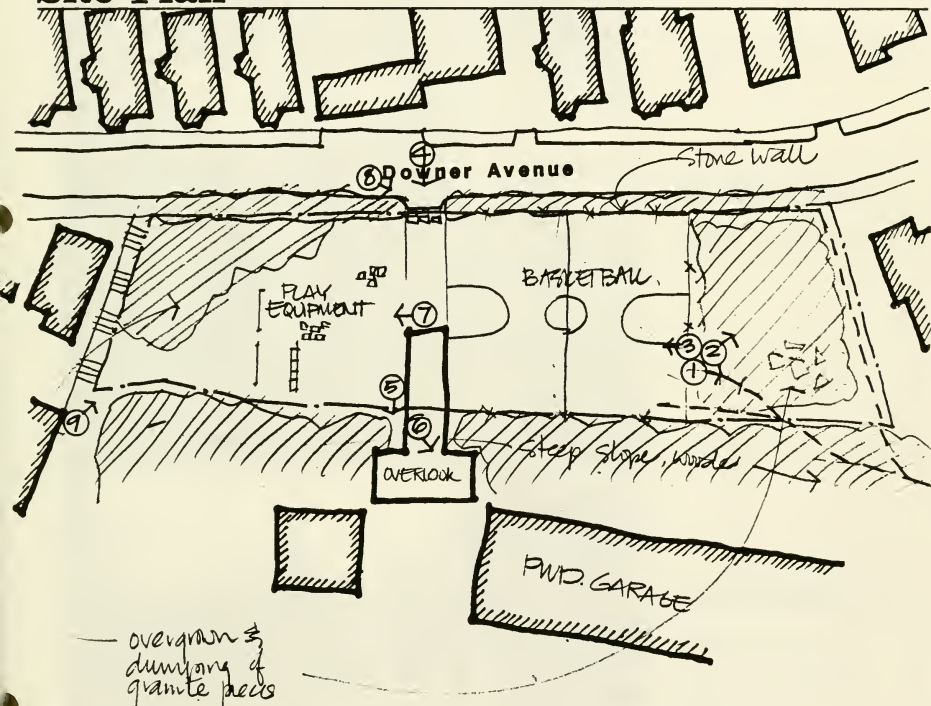
Site Type: Playlot

Acreage: 0.78A

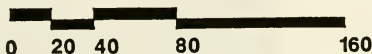
Weather Conditions:

Sunny

## Site Plan



SCALE







SITE NO.

**Site Photograph 1**

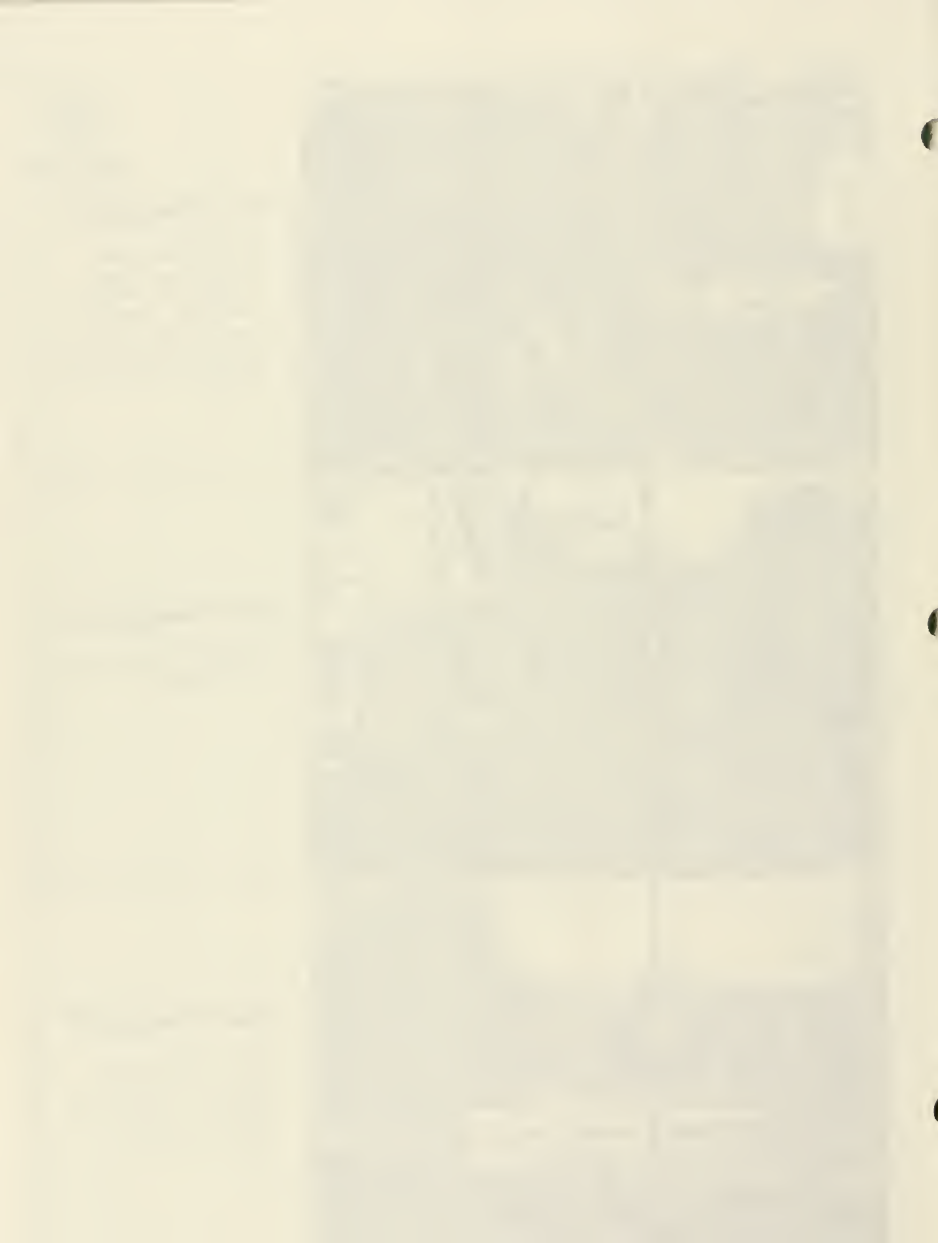
Desire lines from adjacent property - a short cut through the site. Granite pieces stock piled on site - difficult to maintain grass around them.

**Site Photograph 2**

Dumping of brush and other debris.

**Site Photograph 3**

Chain link pulled down to allow access through. Fence posts bent. No hoop on basketball court.

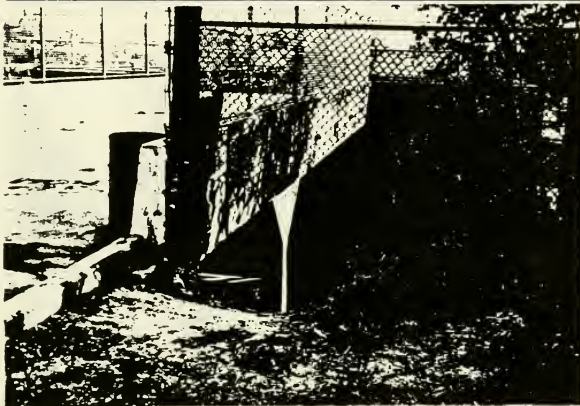




SITE NO.

**Site Photograph 4**

Main access from  
Downer Avenue with  
view through to scenic  
overlook structure.  
Granite pieces used as  
access control.

**Site Photograph 5**

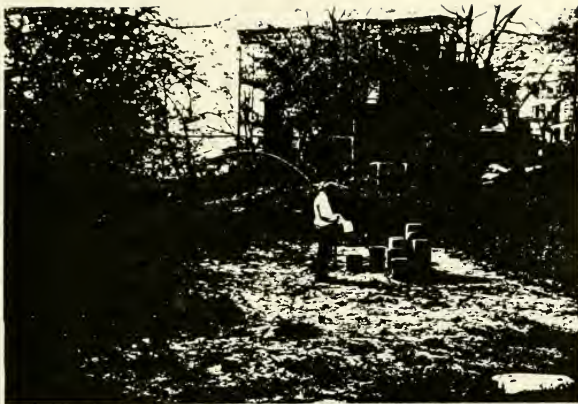
Fencing missing -  
steep slope below -  
a safety problem.

**Site Photograph 6**

Scenic overlook - a  
hidden corner. Graffiti,  
concrete spalling.

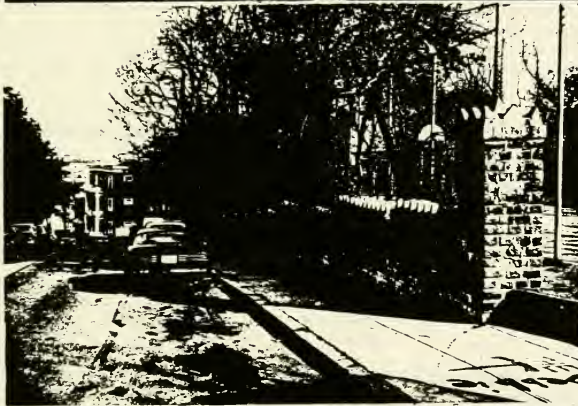






**Site Photograph 7**

Playground - safety surface encroached by grass and weeds. Equipment vandalised.



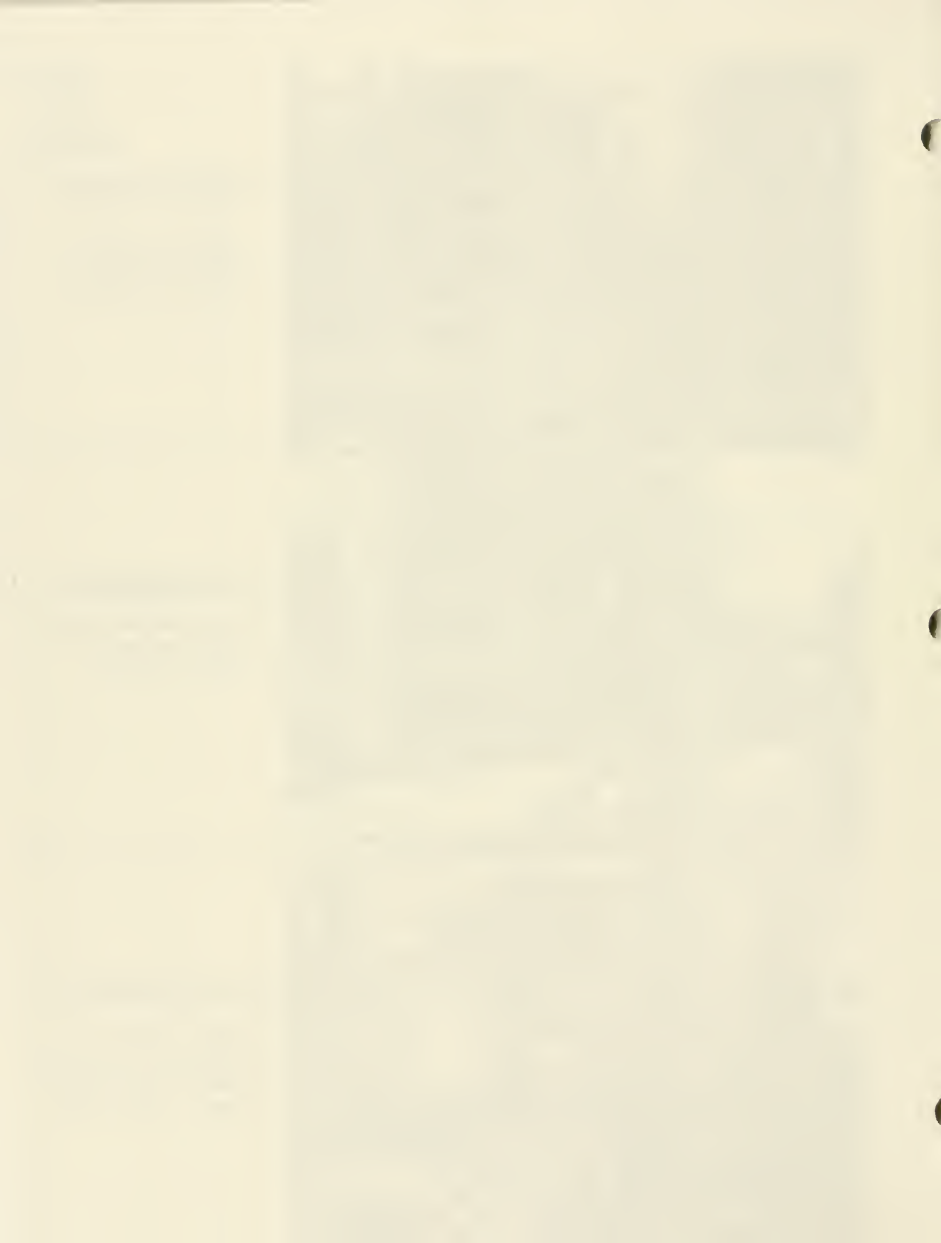
**Site Photograph 8**

Masonry wall and vegetation growth prevents visual access into site.



**Site Photograph 9**

View into site from adjacent stairs. Fence unnecessary along top of wall. Barbed wire present in some areas.





Neighborhood: North Dorchester

Site Name: Downer Avenue Playground

Location: Downer Avenue

Acreage: 0.78 A

Site Type: Playlot

---

---

**Site Description:**

Downer Avenue Playground is a long rectangular park on the south side of Downer Avenue. The southern edge of the park abuts a very steep slope falling off to the Public Works Department storage yard. To the east and west the park abuts residences. On the western edge of the park is a very long set of concrete and stone stairs providing access to Hancock Street from Downer Avenue. There is a six-foot cobblestone wall topped by a five-foot chain-link fence with barbed wire along the north park edge. The main access to the park leads from Downer Avenue to a concrete overlook with high chain-link fencing. To the east of the entry walk is a basketball court. To the west is a playground. Trees frame the park around its edges. Surrounding land uses are residential and municipal.

---

**Condition Assessments:**

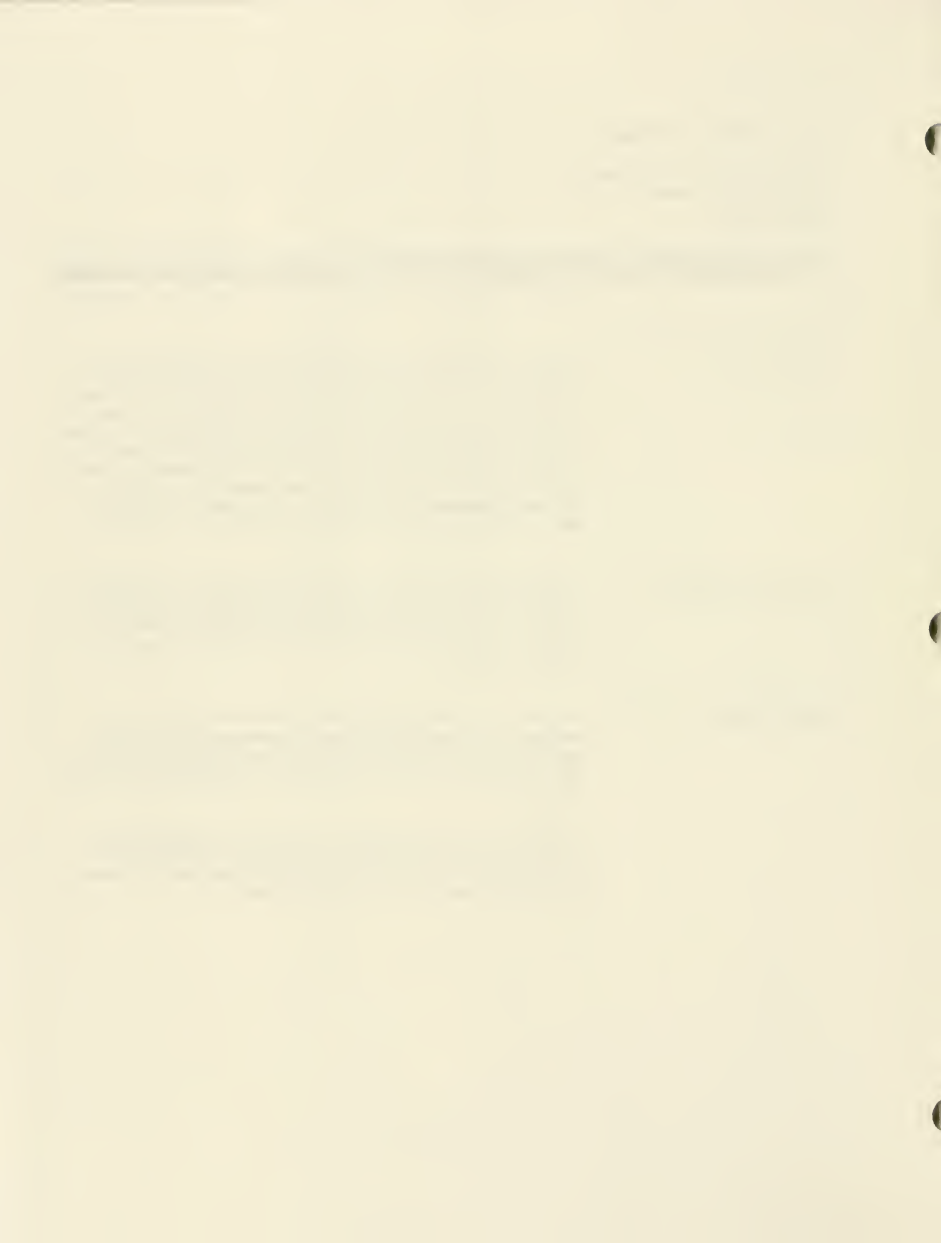
The standard park-built elements are in fair to poor condition. The basketball court is unusable because there are no rims. The playground is barely functional, badly overgrown with vegetation and vandalized. The trees are mostly in good condition. The grass is in very poor condition. Renovations to the park are scheduled by the city.

---

**Major Site Issues:**

Lack of maintenance and vandalism have combined to make Downer Avenue Playground appear abandoned and extremely deteriorated. This appearance is aggravated by high chain-link fencing and barbed wire along Downer Avenue. The concrete overlook is massive and imposing, and chain-link fencing is missing along one edge.

Access to the Public Works Department storage yard needs to be better controlled, and improvements along the boundary between the park and yard are needed. One entrance into the park appears insufficient, and additional entrances should be developed which respond to desired access points.



DRAFT

Neighborhood: North Dorchester

Site Name: Downer Avenue Playground

No.: ND-5

Location: Downer Avenue

Acreage: 0.78 A

Site Type: Playlot

Site Description:

Downer Avenue Playground is a long rectangular park on the south side of Downer Avenue. The southern edge of the park abuts a very steep slope falling off to the Public Works Department storage yard. To the east and west the park abuts residences. On the western edge of the park is a very long set of concrete and stone stairs providing access to Hancock Street from Downer Avenue. There is a six foot cobblestone wall topped by a five foot chain link fence with barbed wire along the north park edge. The main access to the park leads from Downer Avenue to a concrete overlook with high chain link fencing. To the east of the entry walk is a basketball court. To the west is a playground. Trees frame the park around its edges. Surrounding land uses are residential and municipal.

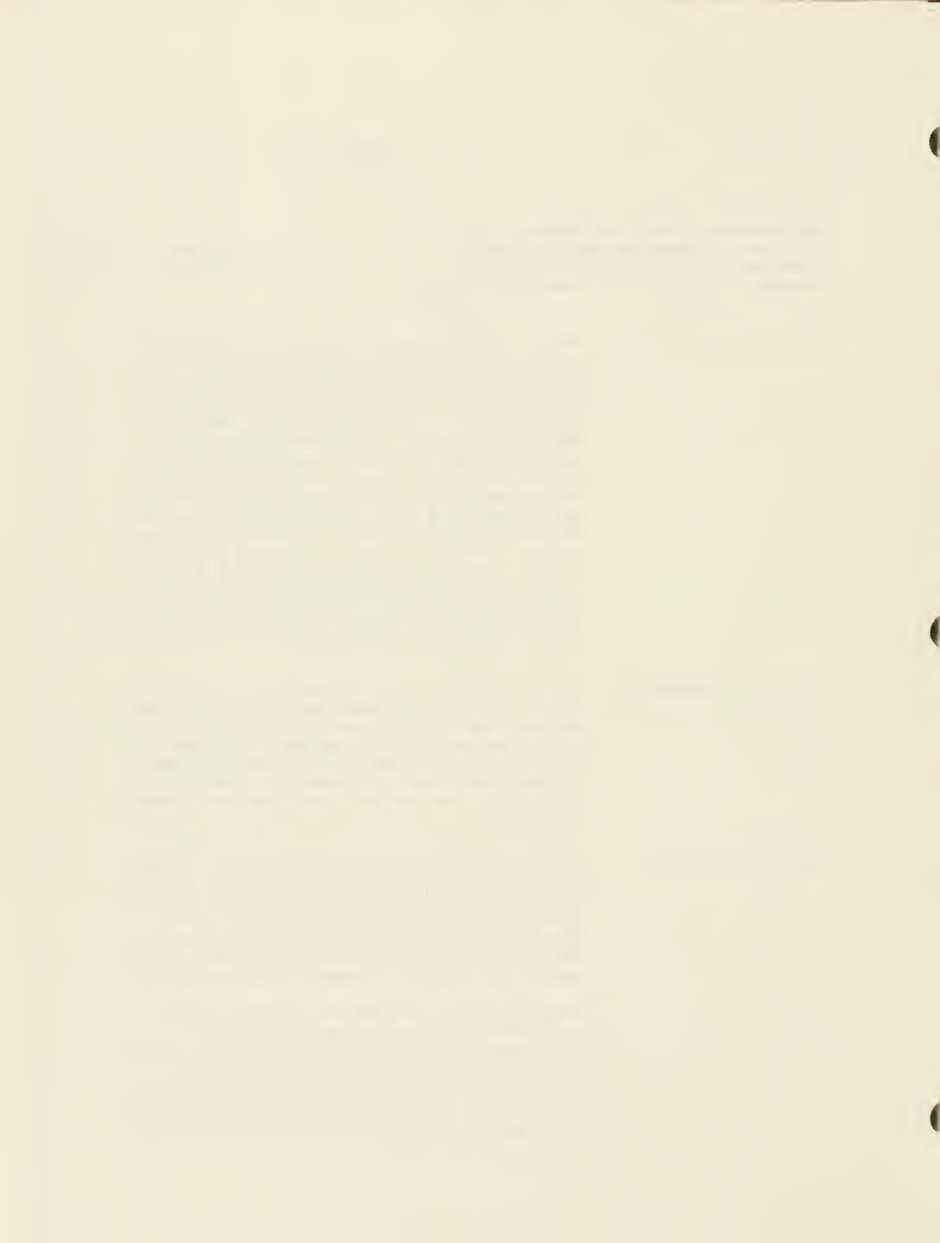
Condition Assessments:

The standard park built elements are in fair to poor condition. The basketball court is unusable because there are no rims. The playground is badly overgrown with vegetation, vandalized and functions very minimally. The trees are mostly in good condition. The grass is in very poor condition. Renovations to the park are scheduled by the City.

Major Site Issues:

Lack of maintenance and vandalism have combined to make Downer Avenue Playground appear abandoned and in an extremely deteriorated state. This appearance is aggravated by high chain link fencing and barbed wire along Downer Avenue. The concrete overlook is massive and imposing, and chain link fencing is missing along one edge.

Access to the Public Works Department storage yard needs to be better controlled, and improvements along the boundary between the park and yard coordinated between the two City departments. One entrance into the park appears insufficient, and additional entrances should be developed which respond to desired access points.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

p. 5

|   |  |
|---|--|
| SIGN CONSIDERATIONS:                              | Only one official entry point - unsafe.  |
| LAYOUT/ORGANIZATION OF SPACE                      | Very poor & plan is outdated at top of site. Some overlook & naturally occurring trees along front fence |
| USE OF PLANT MATERIALS                            | No   |
| APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD | adequate   |
| BARRIER FREE DESIGN                               | no   |
| DRAINAGE CONDITION                                | no   |
| DESIGN-RELATED MAINTENANCE ISSUES                 | no   |
| VANDALISM   | no   |
| VACANT PARCEL TO SOUTH, EAST                      | no   |
| SIBILITY AND SAFETY:                              | no   |
| VISIBILITY INTO SPACE                             | Very poor due to plant growth along street edge & walls around lot out                                   |
| VISIBILITY OUT FROM SPACE                         | poor   |
| HIDDEN CORNERS IN SPACE                           | In wooded areas & on same lot out  |
| ADDITION ASSESSMENTS:                             |  |
| STANDARD PARK BUILT ELEMENTS                      | Fence, walls benches turn to poor  |
| SPORTS FACILITIES                                 | basketball court poor, & hoops   |
| PLAYGROUNDS                                       | barely usable - vandalism, & invasion of plant growth  |
| BUILDINGS   |  |
| NATURAL PARK ELEMENTS                             | Wild & overgrown   |

PRIMARY SITE ISSUES:

Lack of maintenance over a long period of time has allowed this park to become extremely overgrown by grass, weeds & weed trees.

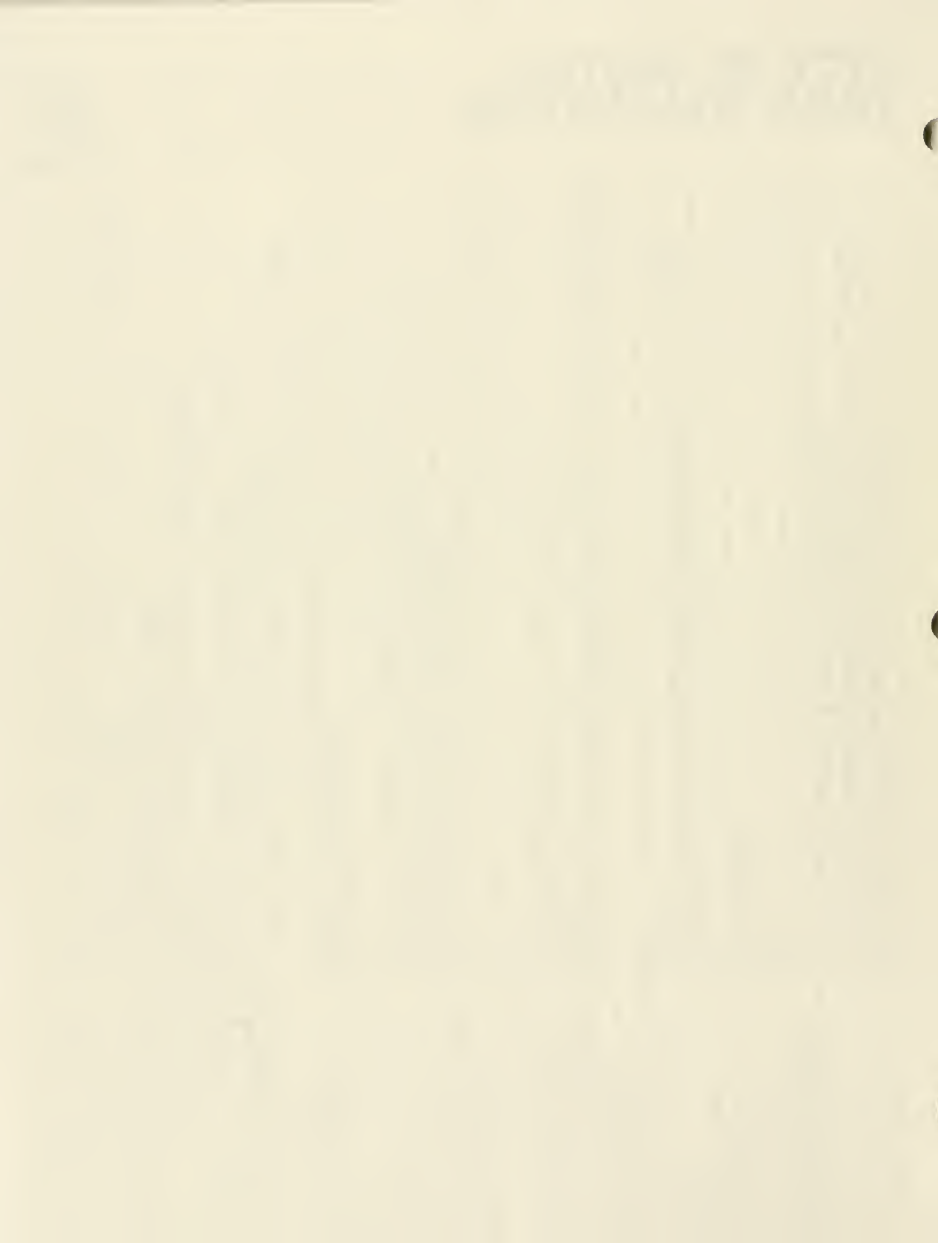
Vandalism - graffiti, evidence of drug use, pulled down fence, bare trees, defunct basketball court.

Chain-link fence and barbed wire along street edge seem unnecessary as there is already a stone wall.

Some overlook is massive and ugly.

Overall atmosphere of this park is gloomy & unsafe. - only one access point.

Fencing along slope edge w/ waste w/ many holes and



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

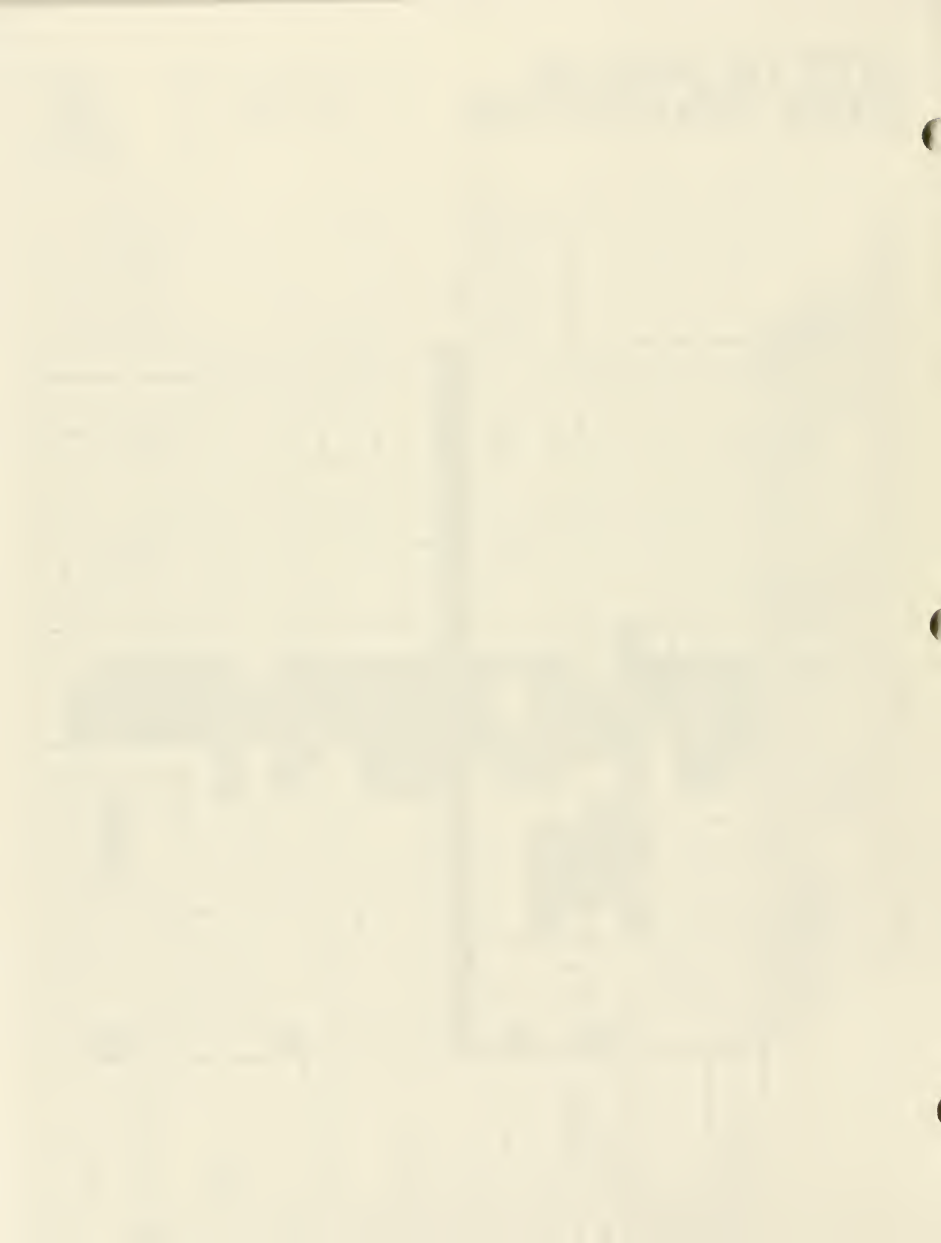


p. 6

SITE NO.

|  | QUANTITY |             |               | MATERIALS |                 |       |       |       |            |            |                |           |      | CONDITION |      |                | LOCATION       |                       | MISC. |              |
|--|----------|-------------|---------------|-----------|-----------------|-------|-------|-------|------------|------------|----------------|-----------|------|-----------|------|----------------|----------------|-----------------------|-------|--------------|
|  | AMOUNT   | ADAPTABLE # | INADAPTABLE # | WOOD      | WOOD & CONCRETE | METAL | STONE | BRICK | CHAIN LINK | BIT. GRAIN | OTHER CONCRETE | EXCELLENT | GOOD | FAIR      | POOR | UNSATISFACTORY | POORLY LOCATED | APPROXIMATELY LOCATED |       | BY PLANTINGS |
| FENCES, PARK                               | 10       |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ICYCLE RACKS                               |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| LEACHERS                                   |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| OLLARDS                                    |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ATCHBASINS                                 |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| URBS <i>with</i>                           |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| INKING FOUNTAINS                           | 1        |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| UMPESTERS                                  |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ENCES                                      |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| AME TABLES                                 |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| LIGHTING                                   |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| PEDESTRIAN :                               |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| PARKING/ROAD :                             |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| SPORTS                                     | 2        |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ONUMENTS                                   |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ICNIC TABLES                               |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| AILINGS                                    |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| AMPS                                       |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| SERVICE GATES                              |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| IGNS, ENTRY                                |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| TAIRS                                      | 1        |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| RASH<br>CEPTACLES : <i>55 ft. x 10 ft.</i> | 2        |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ALLS                                       |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| ATER FEATURES                              |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |
| OTHER                                      |          |             |               |           |                 |       |       |       |            |            |                |           |      |           |      |                |                |                       |       |              |

*broken up.*  
*Double rows of chain-link fence. 50' sections from 1600'.*  
*broken fix tanks*  
*few to poor made recommendations special care used major repairs*





# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

ND  
5

SITE NO.

|                 | QUANTITY |              |            | MATERIALS      |            |         | CONDITION |       |       | LOCATION   |           |      | MISC. |      |          |                     |               |                  |                  |                 |                 |  |
|-----------------|----------|--------------|------------|----------------|------------|---------|-----------|-------|-------|------------|-----------|------|-------|------|----------|---------------------|---------------|------------------|------------------|-----------------|-----------------|--|
|                 | AMOUNT   | INADEQUATE # | ADEQUATE # | SKINNED INFELD | STONE DUST | ASPHALT | METAL     | GRASS | OTHER | % COVERAGE | EXCELLENT | GOOD | FAIR  | POOR | UNUSABLE | WELL LOCATED (SNOW) | APPLY LOCATED | PLANTING LOCATED | PLANTING PRESENT | SEEDING PRESENT | FENCING PRESENT |  |
| BASKETBALL:     | 1        |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| SURFACE         |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| BACKBOARD/HOOP  | 2        |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| TENNIS:         |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| BANGBOARD       |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| FENCING         |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| SURFACE         |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| NET POLES       |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OTHER           |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OTHER           |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| BASEBALL:       |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| BACKSTOP        |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| INFELD          |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OUTFIELD        |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| LITTLE LEAGUE:  |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| BACKSTOP        |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| INFELD          |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OUTFIELD        |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| SOFTBALL:       |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| BACKSTOP        |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| INFELD          |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OUTFIELD        |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| FOOTBALL: FIELD |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| SOCCER: FIELD   |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OTHER           |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OTHER           |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |
| OTHER           |          |              |            |                |            |         |           |       |       |            |           |      |       |      |          |                     |               |                  |                  |                 |                 |  |

12 fence  
in over 1/2 mi

10 fims



ND  
5

SITE NO.

AGE DISTRIBUTION: Very deformed and poorly maintained.

|                        | SURFACE<br>CONDITION | MATERIALS           | ORGANIZATION | ACCESS           | PARKING     |
|------------------------|----------------------|---------------------|--------------|------------------|-------------|
| PEDESTRIAN CIRCULATION | EXCELLENT            | GOOD                | FAIR         | POOR             | UNUSABLE    |
| VEHICULAR CIRCULATION  | UNAVAILABLE          | BIT. CONCRETE(SNOW) | CONCRETE     | STONE DIRT/SLASH | OTHER       |
| PEDESTRIAN ACCESS      | WELL ORGANIZED       | DISORGANIZED        | RESPONDS TO  | ACCESSIBLE       | UNAVAILABLE |
| VEHICULAR ACCESS       | WELL ORGANIZED       | DISORGANIZED        | RESPONDS TO  | ACCESSIBLE       | UNAVAILABLE |
| MAINTENANCE ACCESS     | WELL ORGANIZED       | DISORGANIZED        | RESPONDS TO  | ACCESSIBLE       | UNAVAILABLE |
| ACCESS CONTROL:        | WELL ORGANIZED       | DISORGANIZED        | RESPONDS TO  | ACCESSIBLE       | UNAVAILABLE |



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

P.  
5/2  
SITE NC

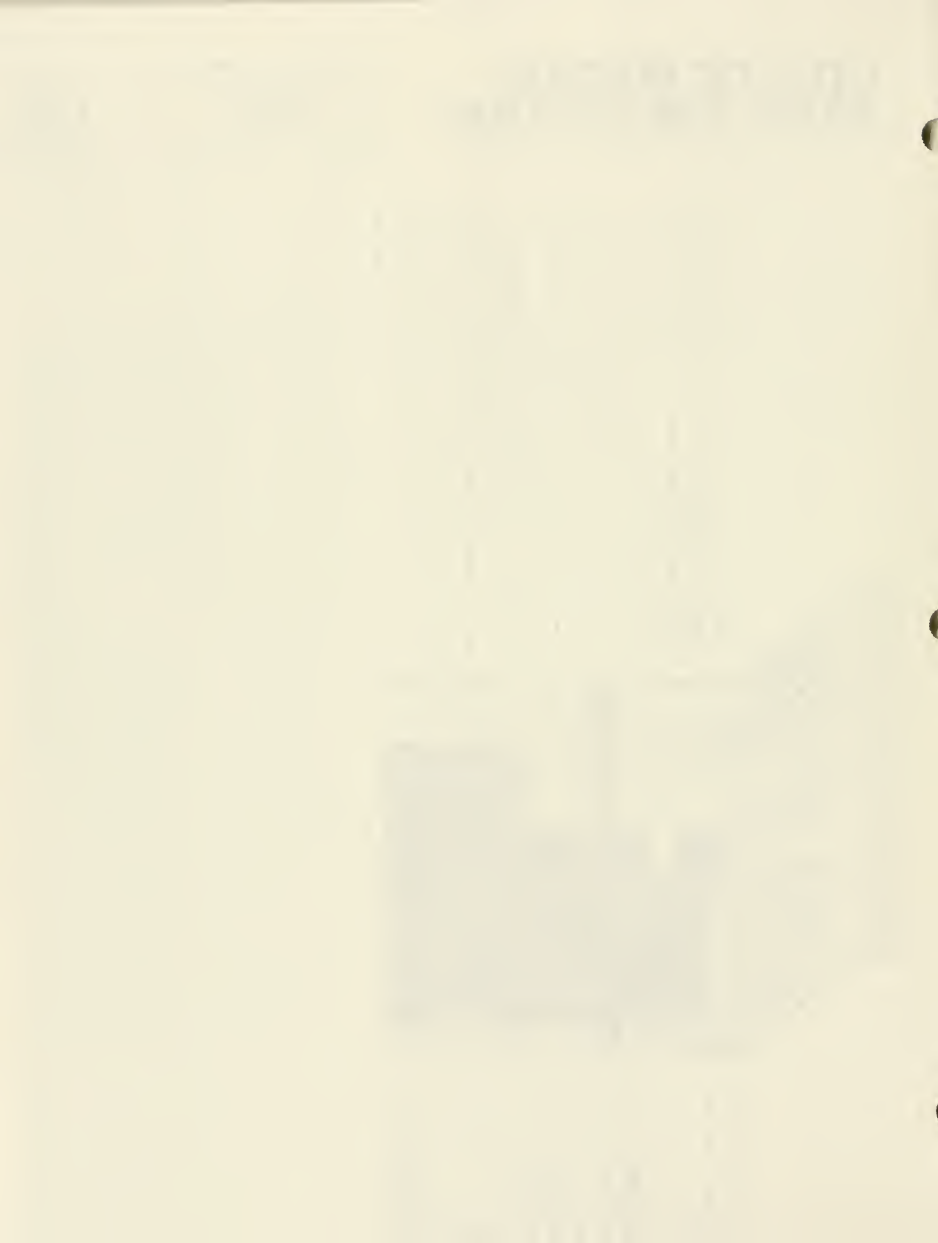
|                                    | QUANTITY |          | CONDITION   |                 | LOCATION    |         | MISC. |            |                     |                |                       |              |                       |              |                       |              |                       |
|------------------------------------|----------|----------|-------------|-----------------|-------------|---------|-------|------------|---------------------|----------------|-----------------------|--------------|-----------------------|--------------|-----------------------|--------------|-----------------------|
|                                    | EXISTS   | QUANTITY | EXACT COUNT | ESTIMATED COUNT | MAINTENANCE | REMOVAL |       | # COVERAGE | UNREPAIRABLE (SNOW) | POORLY LOCATED | APPROPRIATELY LOCATED | UNREPAIRABLE | APPROPRIATELY LOCATED | UNREPAIRABLE | APPROPRIATELY LOCATED | UNREPAIRABLE | APPROPRIATELY LOCATED |
| TREES                              | 70       | 70       | 70          | 70              | 70          | 70      |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| SHRUBS                             |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| TURF                               |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| GROUND COVER                       |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| LOWER BEDS                         |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| GROUND                             |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| CONTAINER                          |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| FEED SPECIES                       |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| WOODS                              |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| WETLANDS                           |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| TREASURES                          |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |
| SPECIAL ECOLOGICAL<br>FEATURE/AREA |          |          |             |                 |             |         |       |            |                     |                |                       |              |                       |              |                       |              |                       |

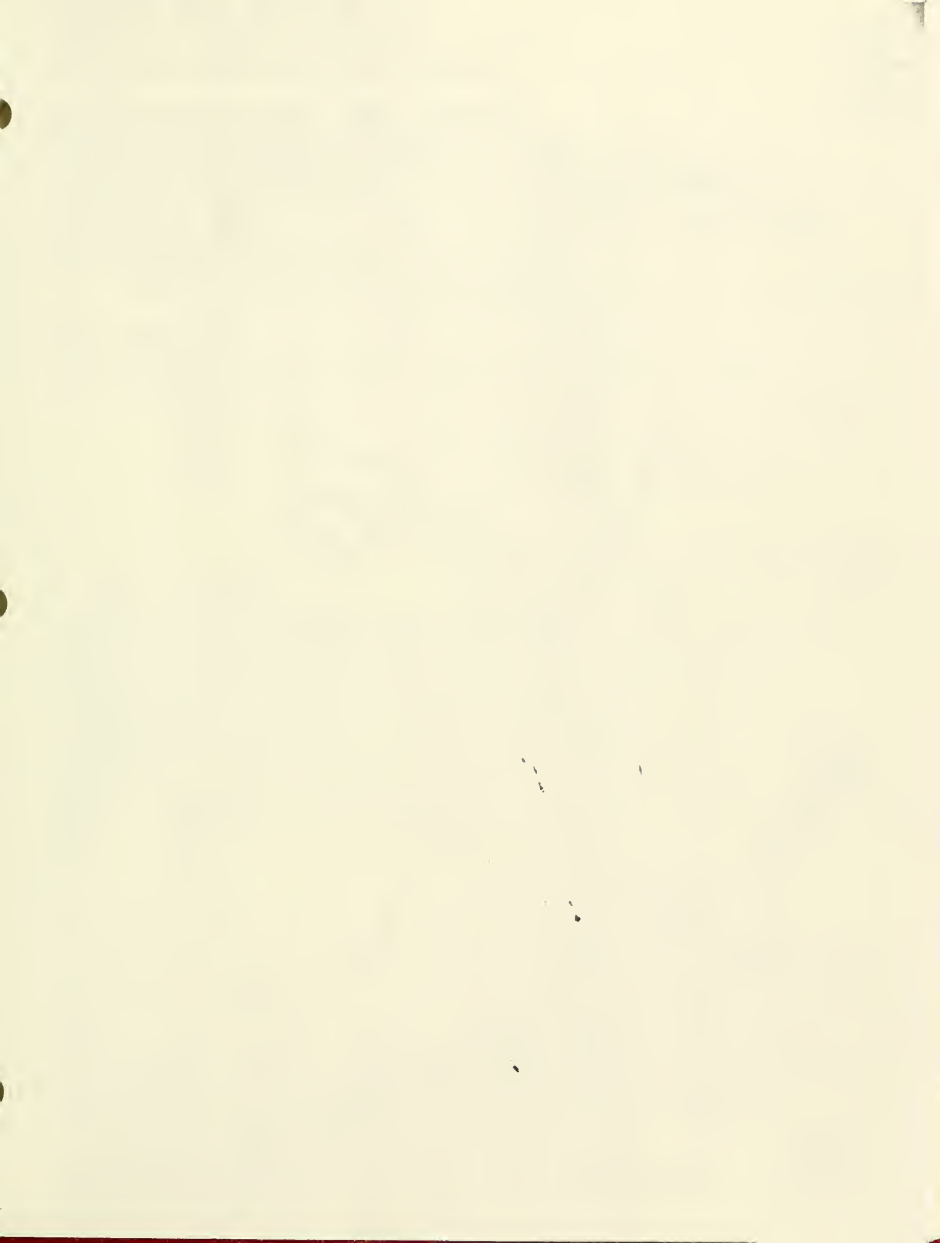
remove some trees to provide view crowded conditions

natural shrubs

totally unmanicured

rough and ground throughout park









# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: NORTH DORCHESTER

Site Name: MCCONNELL PARK

Location: SPRINGDALE

Evaluation Team: SF & BH

Evaluation Date: 5.7.87

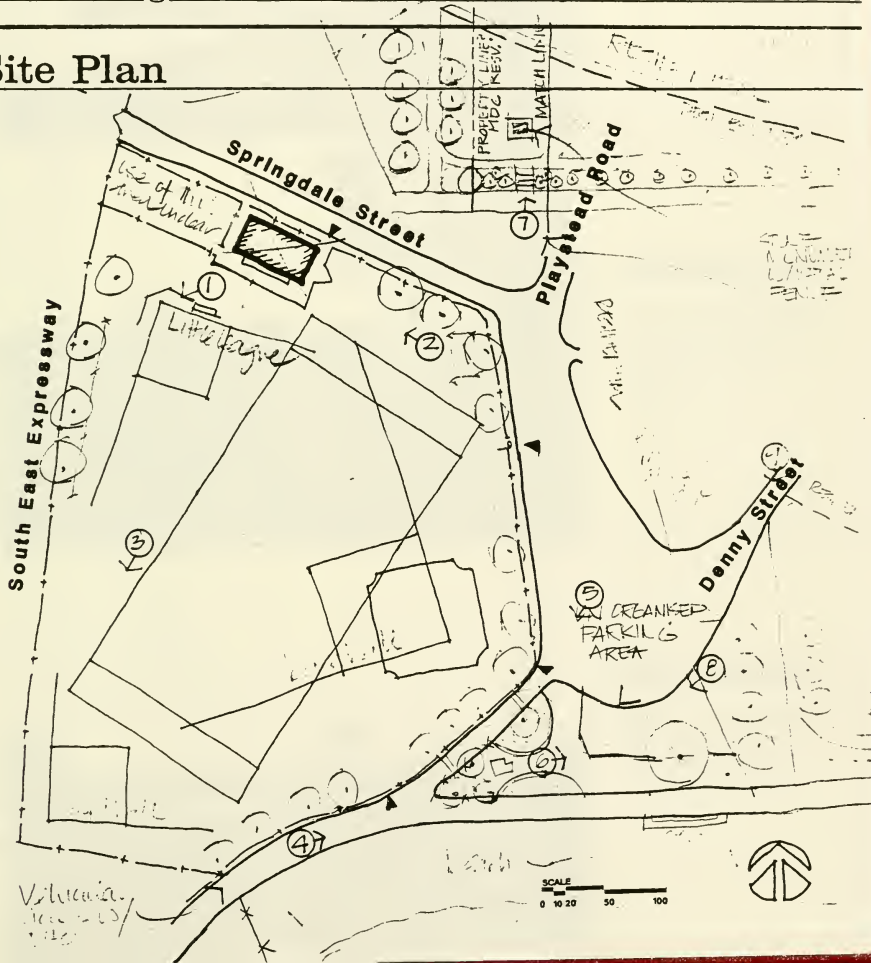
Surrounding Land Uses: Residential

Site Type:   

Acreage: 5.1 A 3.2 A

Weather Conditions: Sunny

## Site Plan







SITE NO.

**Site Photograph 1**

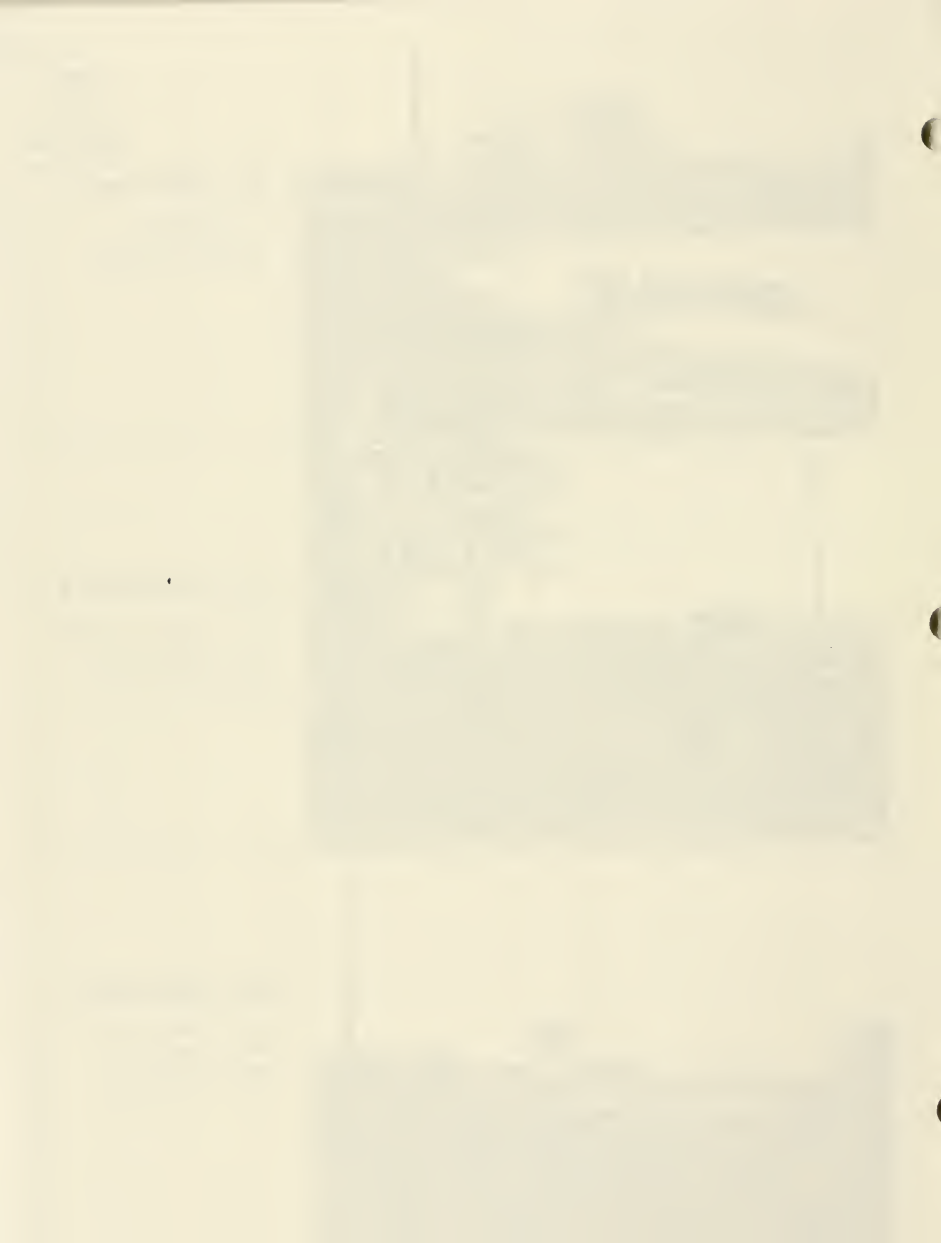
Percolation of  
sports field poor -  
ponding of water.

**Site Photograph 2**

View along inside edge  
by Springdale Street -  
poor grass growth.  
Use of enclosed area  
unclear.

**Site Photograph 3**

View across ballfield  
shows patchy grass  
and proximity of  
site to expressway.





SITE NO.

**Site Photograph 4**

View showing sidewalk along beachfront and play equipment area.

**Site Photograph 5**

Parking along edge of playground. Boulders used as access control. Note weed growth along base of fence, contributes to unkempt appearance of park.

**Site Photograph 6**

Timber play structures - poor safety surface. Many broken or missing parts make structures almost unusable.







SITE NC



### Site Photograph 7

View of monument from beach - steps spalling and invaded by weeds. Plaque missing from monument.



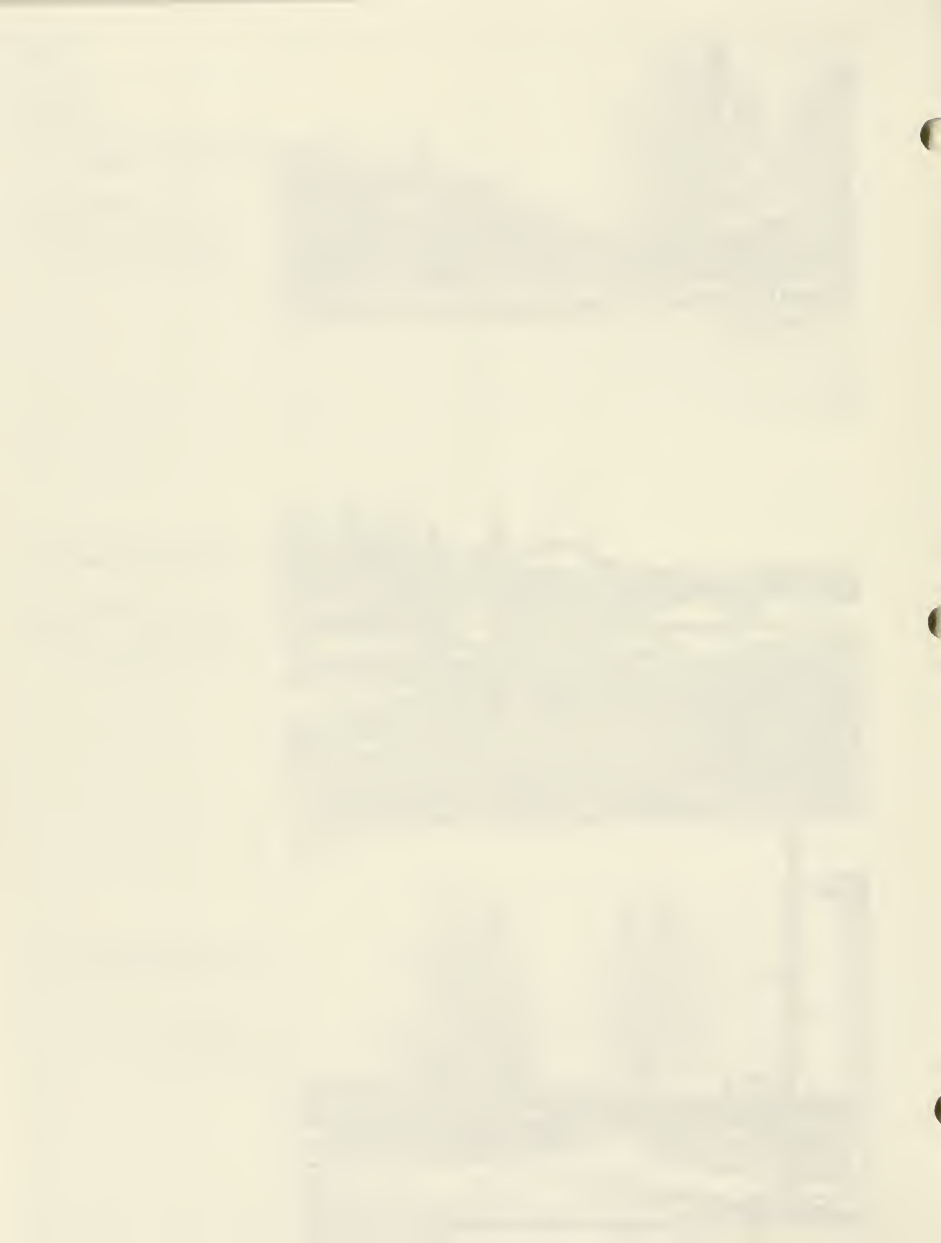
### Site Photograph 8

Poor grass growth - note broken glass. Need for access control on right along parking edge.



### Site Photograph 9

Pedestrian access from Denny Street. Trees growing well in grassed area.





Neighborhood: North Dorchester

Site Name: McConnell Park

Location: Springdale Street and Playstead Road

Acreage: 6.2 A

Site Type: Playfield

---

Site Description:

McConnell Park is a large active recreational park with baseball, softball, and title league fields located between the Southeast Expressway on the west and the Savin Hill Beach on the south. To the east there is a parking area surrounding a cul-du-sac with the residential areas of Savin Hill to the north and east. The ballfield area has a linear planting of Norway maples along the east and south edges. Between the parking area and the water is a large playground with sitting areas. There is a stone monument surrounded by a metal fence.

---

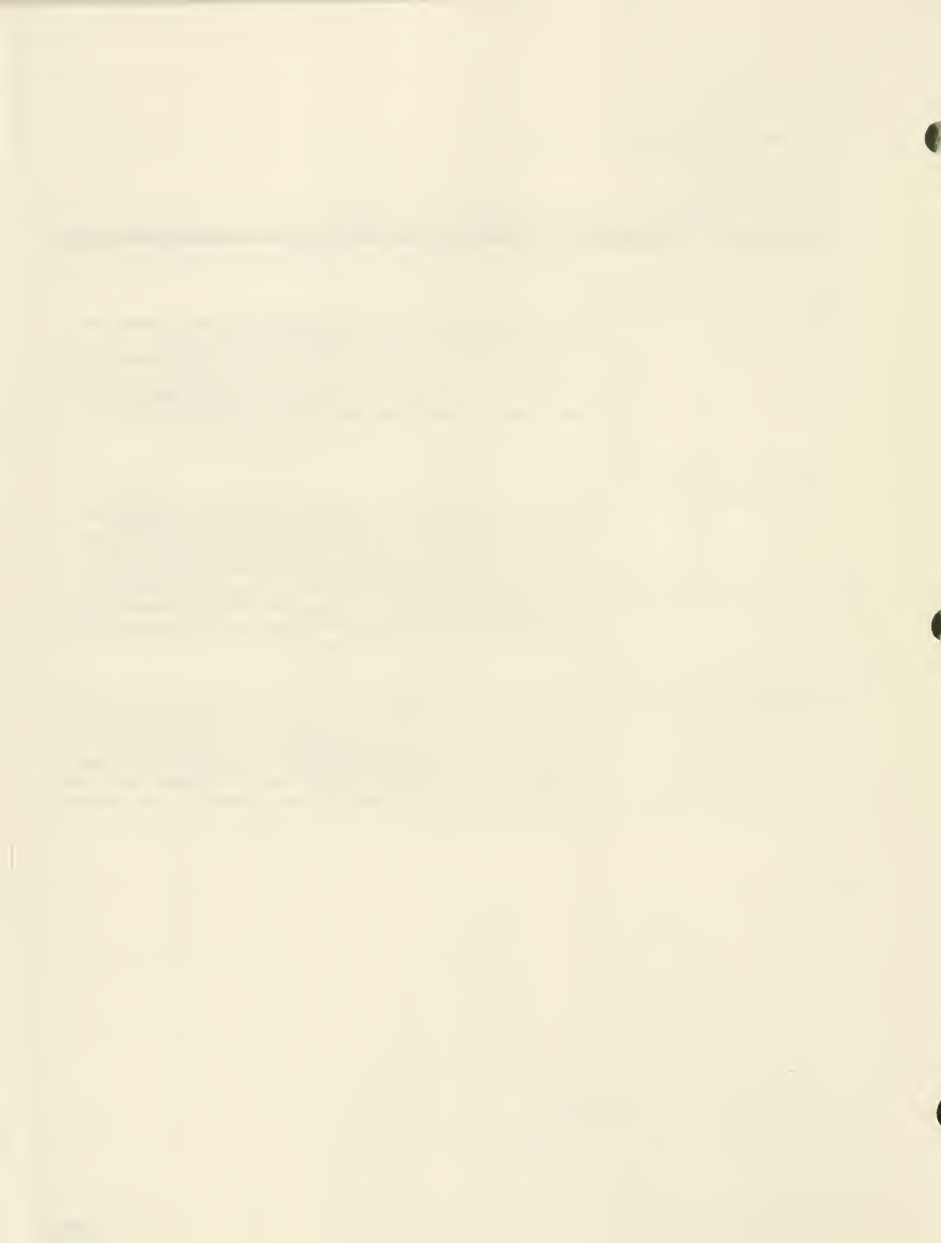
Condition Assessments:

Most of the standard park-built elements are in fair to good condition. The playing fields are in fair to poor condition. There are depressions where water ponds. Percolation through the soil is poor and the grass is badly worn in areas. The tree plantings are in generally good condition. The playground varies in condition. The concrete structures are in good condition. However, they have low play value. Most of the swings are broken. The mulched play surface is in poor condition and full of glass. The concrete surface is in fair condition, but is not an appropriate surface for play. Renovations to the ballfields, playground and sitting area by the monument are planned by the City.

---

Major Site Issues:

The general layout of facilities in McConnell Park is good. However, the parking area around the cul-du-sac needs organization and vehicular access control needs to be established to prevent cars from entering the site. The major issue for the site is the condition of ballfields and playground. Both of these will be addressed in the scheduled renovations. When this is completed, it is important that the park receive higher levels of maintenance than it does at present, to prevent a repeated cycle of deterioration.



Neighborhood: North Dorchester

Site Name: McConnell Park

No.: ND-6

Location: Springdale Street and Playstead Road

Acreage: ~~57.44~~ Site Type: Playfield

0.66

Site Description:

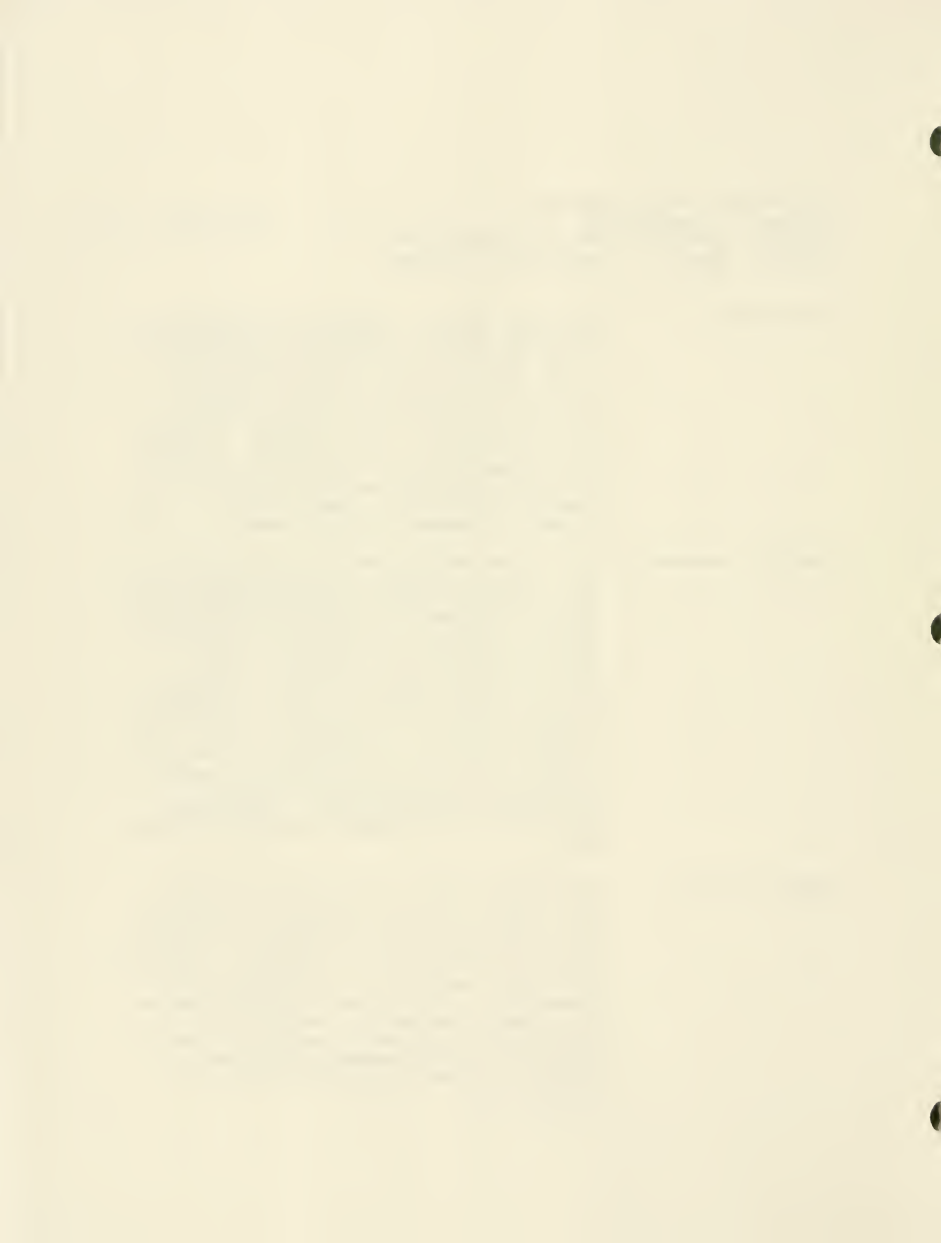
McConnell Park is a large active recreational park with baseball, softball, and little league fields located between the Southeast Expressway on the west and the Savin Hill Beach on the south. To the east there is a parking area surrounding a cul-du-sac with the residential areas of Savin Hill to the north and east. The ballfield area has a linear planting of Norway Maples along the east and south edges. Between the parking area and the water is a large playground with sitting areas. There is a stone monument surrounded by a metal fence.

Condition Assessments:

Most of the standard park built elements are in fair to good condition. The playing fields are in fair to poor condition. There are depressions where water ponds. Percolation through the soil is poor and the grass is badly worn in areas. The tree plantings are in generally good condition. The playground varies in condition. The concrete structures are in good condition. However, they have low play value. Most of the swings are broken. The mulched play surface is in poor condition and full of glass. The concrete surface is in fair condition, however, is not an appropriate surface for play. Renovations to the ballfields, playground and sitting area by the monument are planned by the City.

Major Site Issues:

The general layout of facilities in McConnell Park is good. However, the parking area around the cul-du-sac needs organization and vehicular access control needs to be established to prevent cars from entering the site. The major issue for the site is the condition of ballfields and playground. Both of these will be addressed in the scheduled renovations. When this is completed, it is important that the park receive higher levels of maintenance than it does at present, to prevent a repeated cycle of deterioration.



# SITE SUMMARY

ND  
6

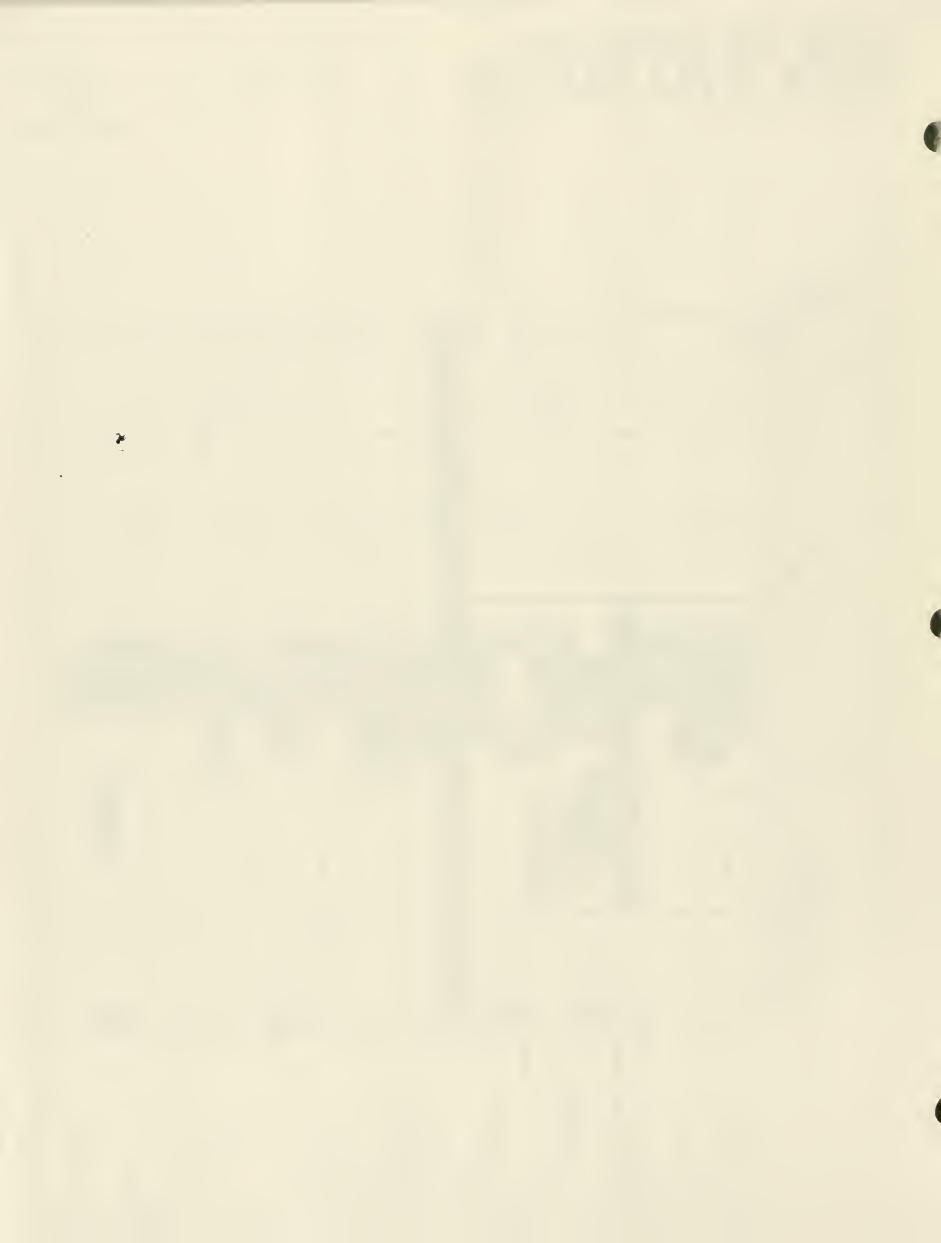
SITE NO.

[illegible]

### PRIMARY SITE ISSUES:



SITE NO.





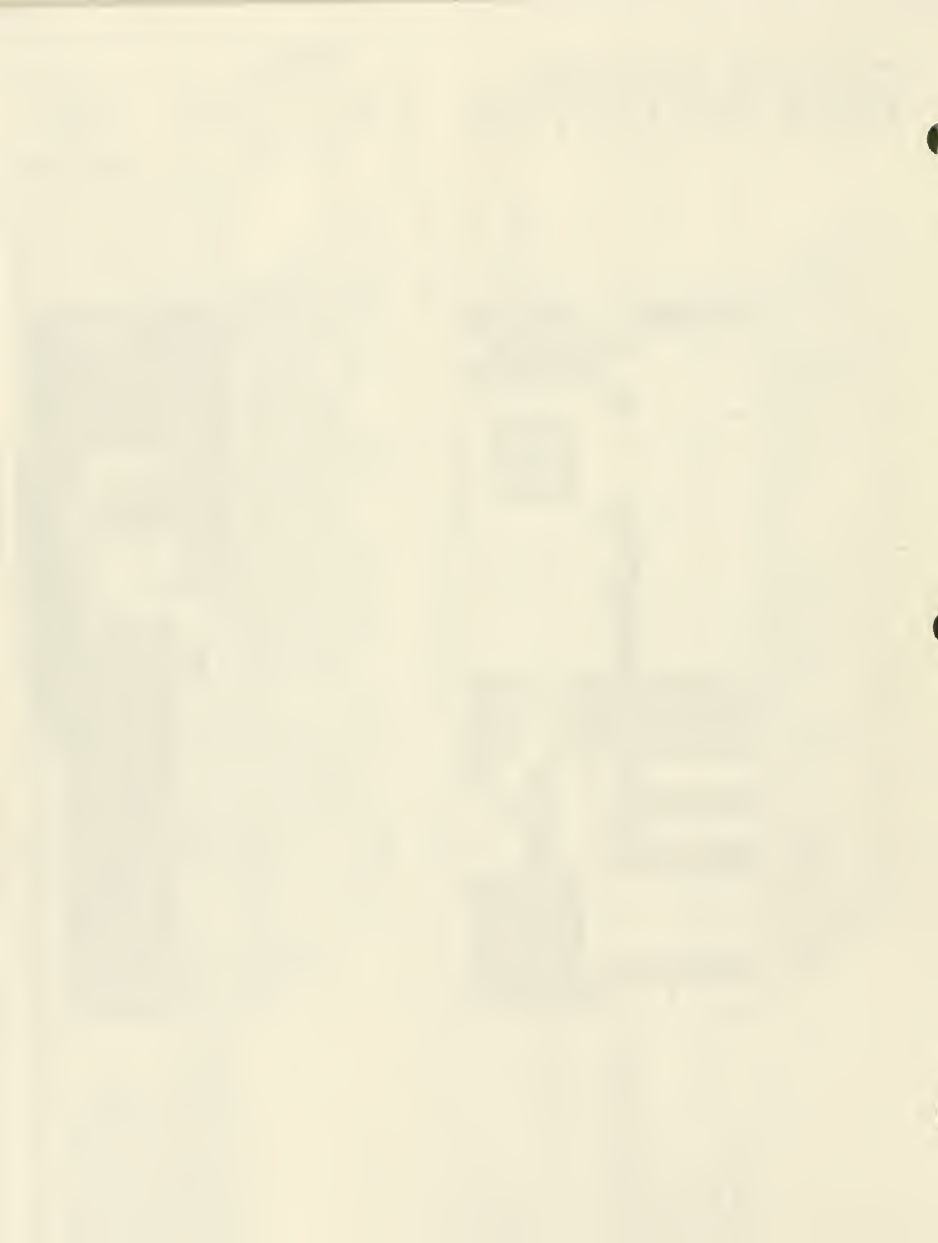


SITE NO.

[illegible]







# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS



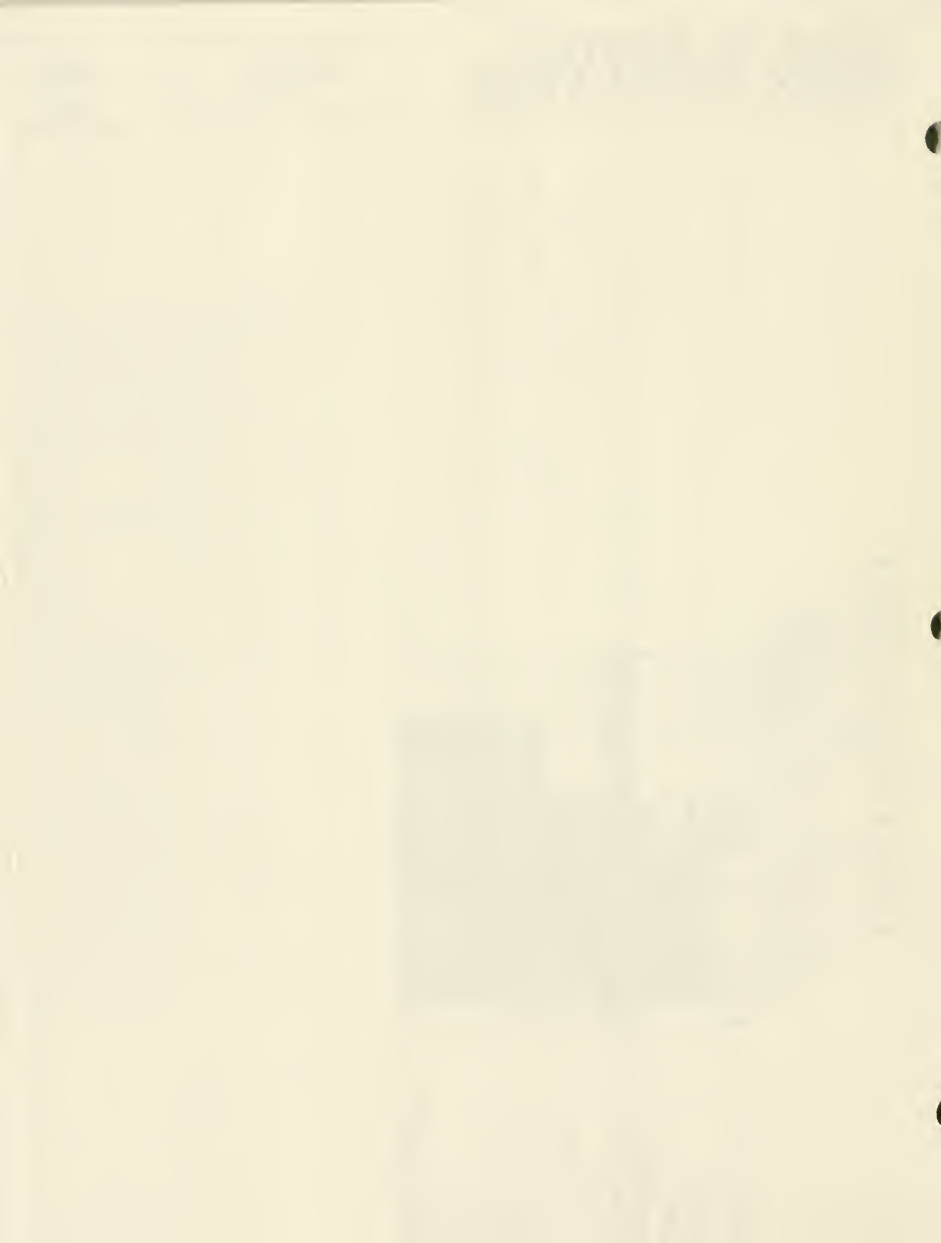
SITE NO.

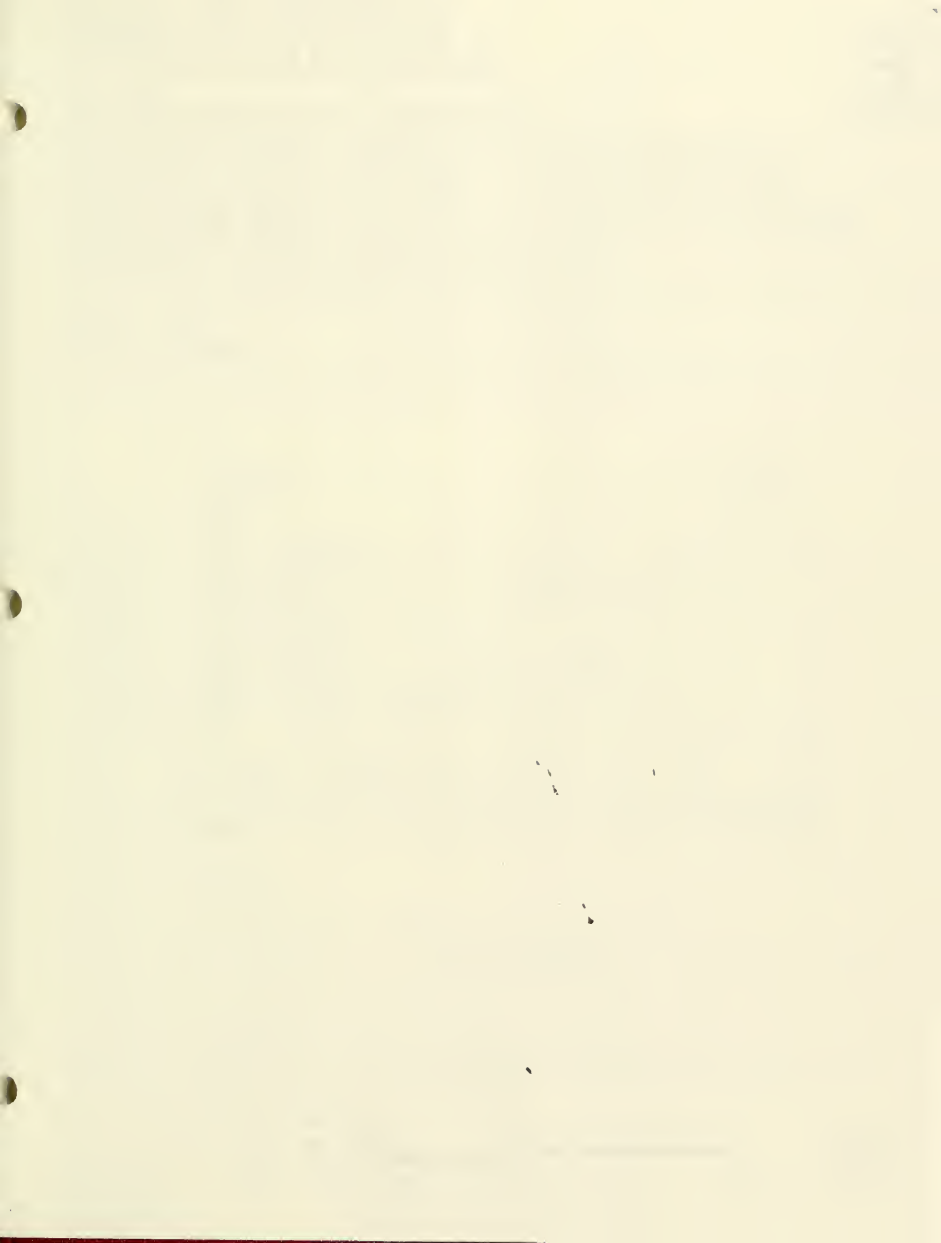
|                                    | QUANTITY |          | CONDITION   |                 |             |         | LOCATION   |             |              |                | MISC. |                       |                |                     |
|------------------------------------|----------|----------|-------------|-----------------|-------------|---------|------------|-------------|--------------|----------------|-------|-----------------------|----------------|---------------------|
|                                    | EXISTS   | QUANTITY | EXACT COUNT | ESTIMATED COUNT | MAINTENANCE | REMOVAL | # COVERAGE | UNSATURABLE | WELL LOCATED | POORLY LOCATED |       | APPROPRIATELY LOCATED | OTHER LAND USE | ADDITIONAL COMMENTS |
| TREES                              | X        | 31       | X           |                 |             |         |            |             |              |                |       |                       |                |                     |
| SHRUBS                             | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| TURF                               | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| GROUND COVER                       | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| FLOWER BEDS                        | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| GROUND                             | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| CONTAINER                          | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| WEED SPECIES                       | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| WOODS                              | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| PONDS                              | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| STREAMS                            | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |
| SPECIAL ECOLOGICAL<br>FEATURE/AREA | X        |          |             |                 |             |         |            |             |              |                |       |                       |                |                     |

70

not in any of

16.6









# CITY OF BOSTON PARK EVALUATION

ND  
8

SITE NO

Neighborhood: NORTH DORCHESTER

Site Name: QUINCY STREET P.A.

Location: QUINCY & STANLEY

Evaluation Team: SF & PHT

Evaluation Date: 5.7.87

Surrounding Land Uses: Residential

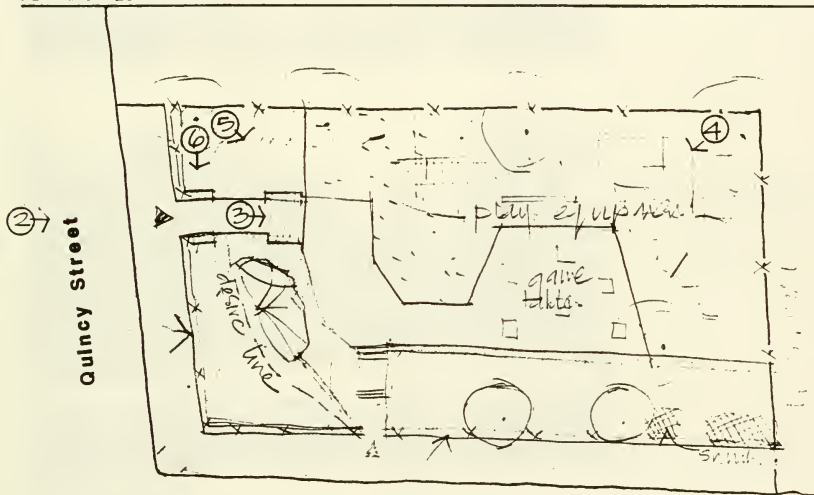
Site Type: Playset

Acreage: 0.38 A

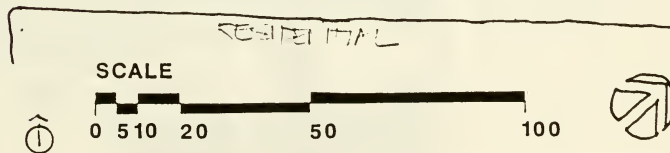
Weather Conditions:

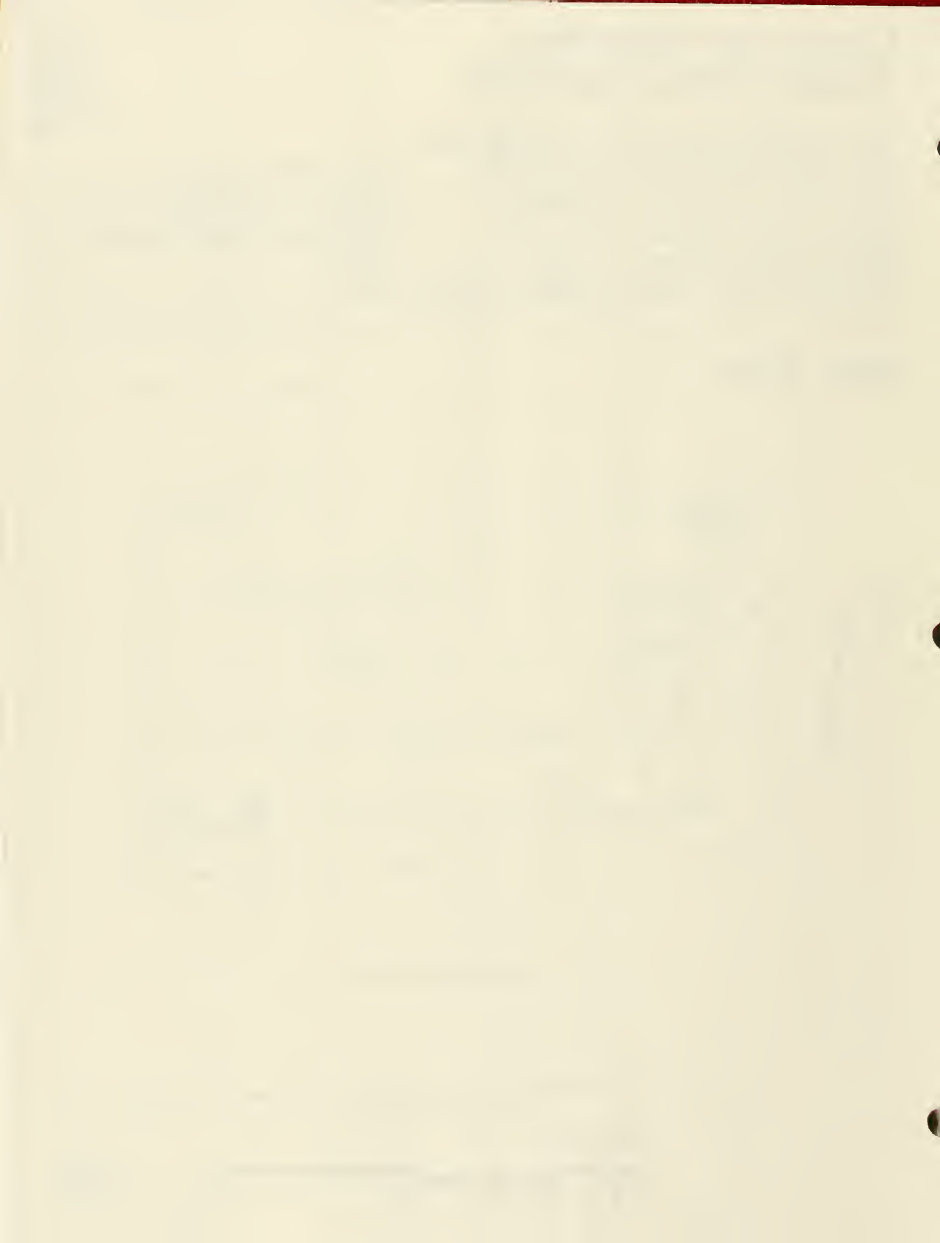
Sunny

## Site Plan



Stanley Street







SITE NO.

**Site Photograph 1**

View down Quincy Street showing limited visibility into park from street due to wall and fencing around edge.

**Site Photograph 2**

Entrance into park from Quincy Street.

**Site Photograph 3**

View across playground showing layout of area. Safety surface needs weeding and replenishment.





**Site Photograph 4**

Rock outcropping adds character to site.



**Site Photograph 5**

Sloped grassed edge used for active free play.



**Site Photograph 6**

Desire line showing corner of site used as short cut.



Neighborhood: North Dorchester

Site Name: Quincy Street Play Area

Location: Quincy and Stanley Streets

Acreage: 0.38 A

Site Type: Playlot

---

---

**Site Description:**

Quincy Street Play Area is a small rectangular site on the corner of Quincy and Stanley Streets. Residences abut the park on the north and west. Most of the park is a depressed area below a rock outcropping. There are concrete steps that go up, then down into the site from Quincy Street. From Stanley Street three sets of steps lead down into the park. On the outside edge of the park along the streets is a wide grass bank with two old pear trees and the rock outcropping. A play-ground and sitting area is located at the center of the park. Surrounding land uses are residential.

---

**Condition Assessments:**

Most standard park-built elements are in fair to good condition except for the drinking fountain and one set of steps. Although all the concrete play structures are in good condition, most of the wood and metal structures are deteriorated. The grass is in poor condition. In some areas it is most likely due to the shallow depth of soil near the rock outcropping. The trees are in good condition.

---

**Major Site Issues:**

The overall layout of Quincy Street Play Area is good. The overriding need for the park is the replacement of play structures, equipment that has greater play values, and renovation of the play surface.

Entrance into the park from Quincy Street would be more pleasant if it were at the same grade as the sidewalk. This would also facilitate maintenance of the park.





Neighborhood: North Dorchester  
Site Name: Quincy Street Play Area  
Location: Quincy and Stanley Streets  
Acreage: 0.38 A Site Type: Playlot

No.: ND-8

Site Description:

Quincy Street Play Area is a small rectangular site on the corner of Quincy and Stanley Streets. Residences abut the park on the north and west. Most of the park is a depressed area below a rock outcropping. There are concrete steps that go up, then down into the site from Quincy Street. From Stanley Street three sets of steps lead down into the park. On the outside edge of the park along the streets is a wide grass bank with two old pear trees and the rock outcropping. A playground and sitting area is located at the center of the park. Surrounding land uses are residential.

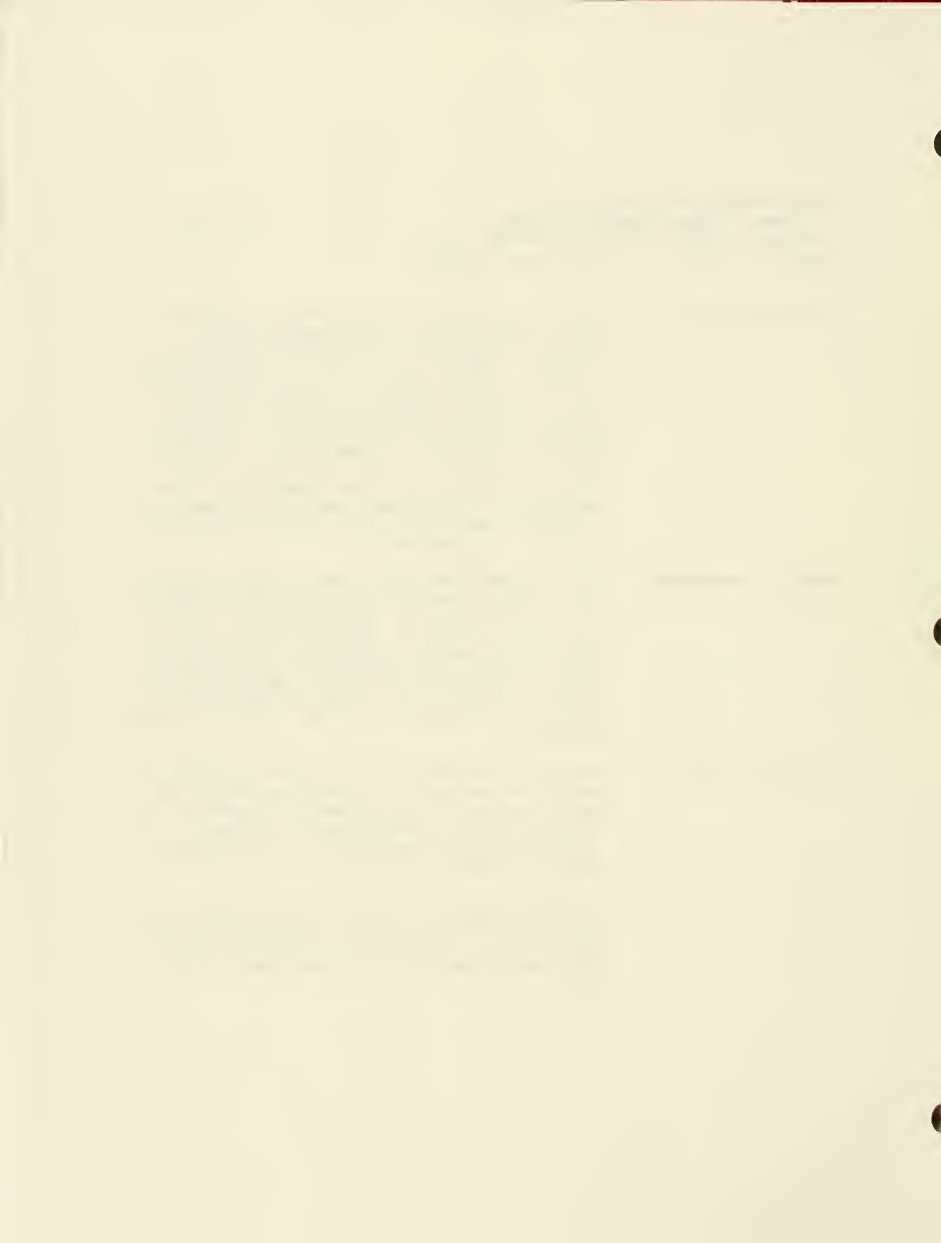
Condition Assessments:

Most standard park built elements are in fair to good condition except for the drinking fountain and one set of steps. Although all the concrete play structures are in good condition, most of the wood and metal structures are deteriorated. The grass is in poor condition. In some areas it is most likely due to the shallow depth of soil near the rock outcropping. The trees are in good condition.

Major Site Issues:

The overall layout of Quincy Street Play Area is good. The overriding need for the park is the replacement of play structures and renovation of the play surface. The replacement of play structures should consider the use of equipment that has greater play values.

Entrance into the park from Quincy Street would be more pleasant if it were at the same grade as the sidewalk. This could be accomplished here, which would also facilitate maintenance of the park.



SITE NO.

|   |  |
|---|--|
| DESIGN CONSIDERATIONS:                            |  |
| LAYOUT/ORGANIZATION OF SPACE                      | no - good - layout - too rigid, too formal |
| USE OF PLANT MATERIALS                            | ok, some ok, some not                      |
| APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD | ok   |
| BARRIER FREE DESIGN                               | ok   |
| DRAINAGE CONDITION                                | ok   |
| DESIGN-RELATED MAINTENANCE ISSUES                 | ok   |
| VANDALISM   | ok   |
| VACANT PARCEL TO SOUTH, EAST                      | ok   |
| VISIBILITY AND SAFETY:                            |  |
| VISIBILITY INTO SPACE                             | limited due to parking lot                 |
| VISIBILITY OUT FROM SPACE                         | ok   |
| HIDDEN CORNERS IN SPACE                           | ok   |
| CONDITION ASSESSMENTS:                            |  |
| STANDARD PARK BUILT ELEMENTS                      | ok   |
| SPORTS FACILITIES                                 | ok   |
| PLAYGROUNDS                                       | ok   |
| BUILDINGS   | ok   |
| NATURAL PARK ELEMENTS                             | ok   |

### PRIMARY SITE ISSUES:

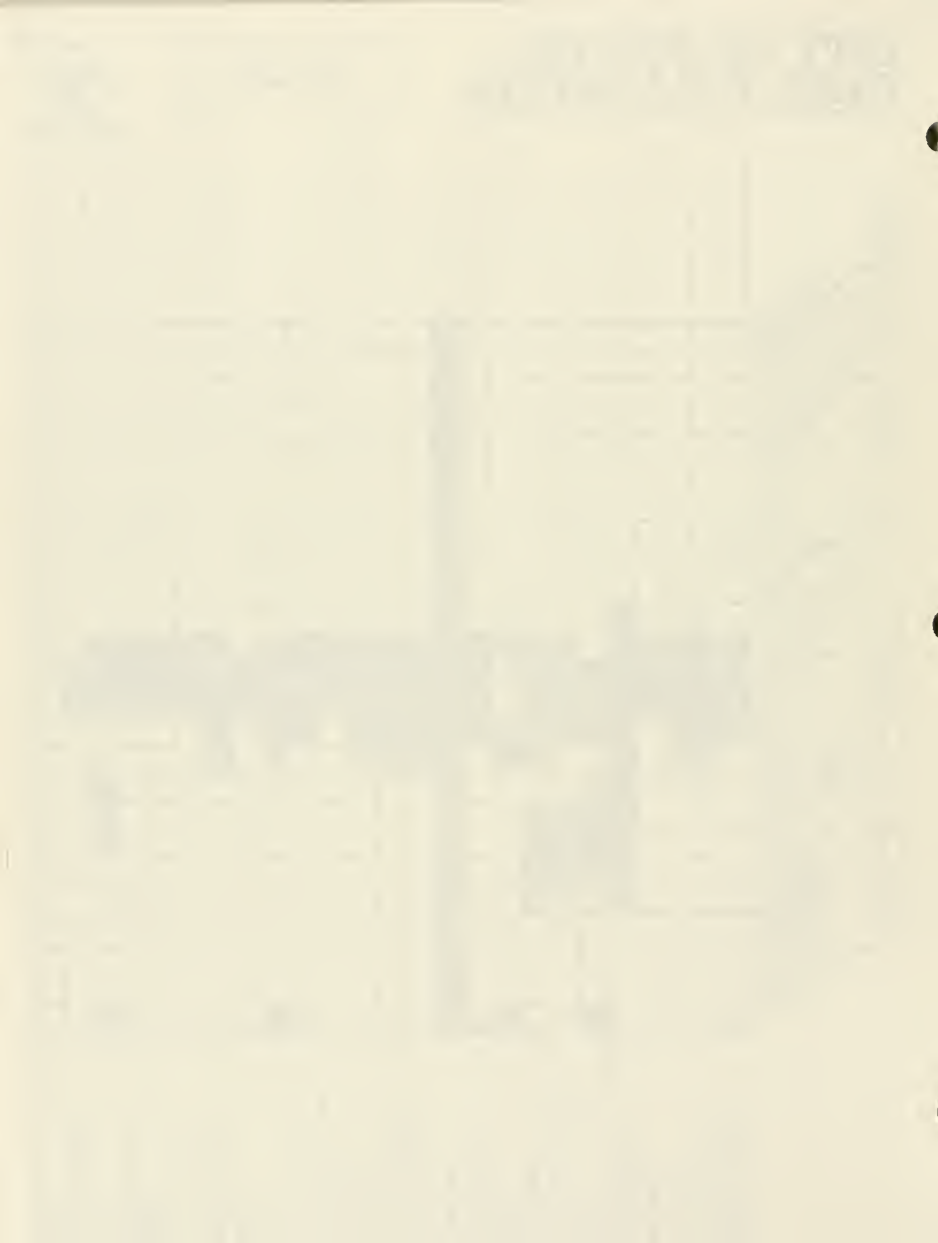
PRIMARY SITE ISSUES:



STANDARD PARK  
BUILT ELEMENTS

90

[illegible]



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES



P. 7

SITE NO.

|                 | QUANTITY |             |                 |            | MATERIALS |       |       |            | CONDITION |      |      |      | LOCATION |                     |                |             | MISC. |             |             |
|-----------------|----------|-------------|-----------------|------------|-----------|-------|-------|------------|-----------|------|------|------|----------|---------------------|----------------|-------------|-------|-------------|-------------|
|                 | AMOUNT   | ADAPTABLE # | SKINNED INFIELD | STONE DUST | METAL     | GRASS | OTHER | % COVERAGE | EXCELLENT | GOOD | FAIR | POOR | UNUSABLE | WELL LOCATED (SNOW) | POORLY LOCATED | ADAPTABLE # |       | ADAPTABLE # | ADAPTABLE # |
| BASKETBALL:     |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| SURFACE         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| BACKBOARD/HOOP  |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| TENNIS:         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| BANDBOARD       |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| FENCING         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| SURFACE         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| NET POLES       |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| OTHER COURT:    |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| BASEBALL:       |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| BACKSTOP        |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| INFIELD         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| OUTFIELD        |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| LITTLE LEAGUE:  |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| BACKSTOP        |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| INFIELD         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| OUTFIELD        |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| SOFTBALL:       |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| BACKSTOP        |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| INFIELD         |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| OUTFIELD        |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| FOOTBALL: FIELD |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| SOCCER: FIELD   |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| OTHER FIELD:    |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |
| OTHER:          |          |             |                 |            |           |       |       |            |           |      |      |      |          |                     |                |             |       |             |             |

COURTS

FIELDS





# CITY OF BOSTON PARK EVALUATION

## BUILDINGS AND PLAYGROUNDS

p.

## ACCESS, CIRCULATION AND PARKING

SITE NO.

[illegible]

|                        | SURFACE<br>CONDITION | MATERIALS | ORGANIZATION | ACCESS   | PARKING  |
|------------------------|----------------------|-----------|--------------|----------|----------|
| PEDESTRIAN CIRCULATION | EXCELLENT            | GOOD      | FAIR         | POOR     | UNUSABLE |
| VEHICULAR CIRCULATION  | GOOD                 | FAIR      | POOR         | UNUSABLE | UNUSABLE |
| PEDESTRIAN ACCESS      | GOOD                 | FAIR      | POOR         | UNUSABLE | UNUSABLE |
| VEHICULAR ACCESS       | GOOD                 | FAIR      | POOR         | UNUSABLE | UNUSABLE |
| MAINTENANCE ACCESS     | GOOD                 | FAIR      | POOR         | UNUSABLE | UNUSABLE |
| ACCESS CONTROL:        | GOOD                 | FAIR      | POOR         | UNUSABLE | UNUSABLE |



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

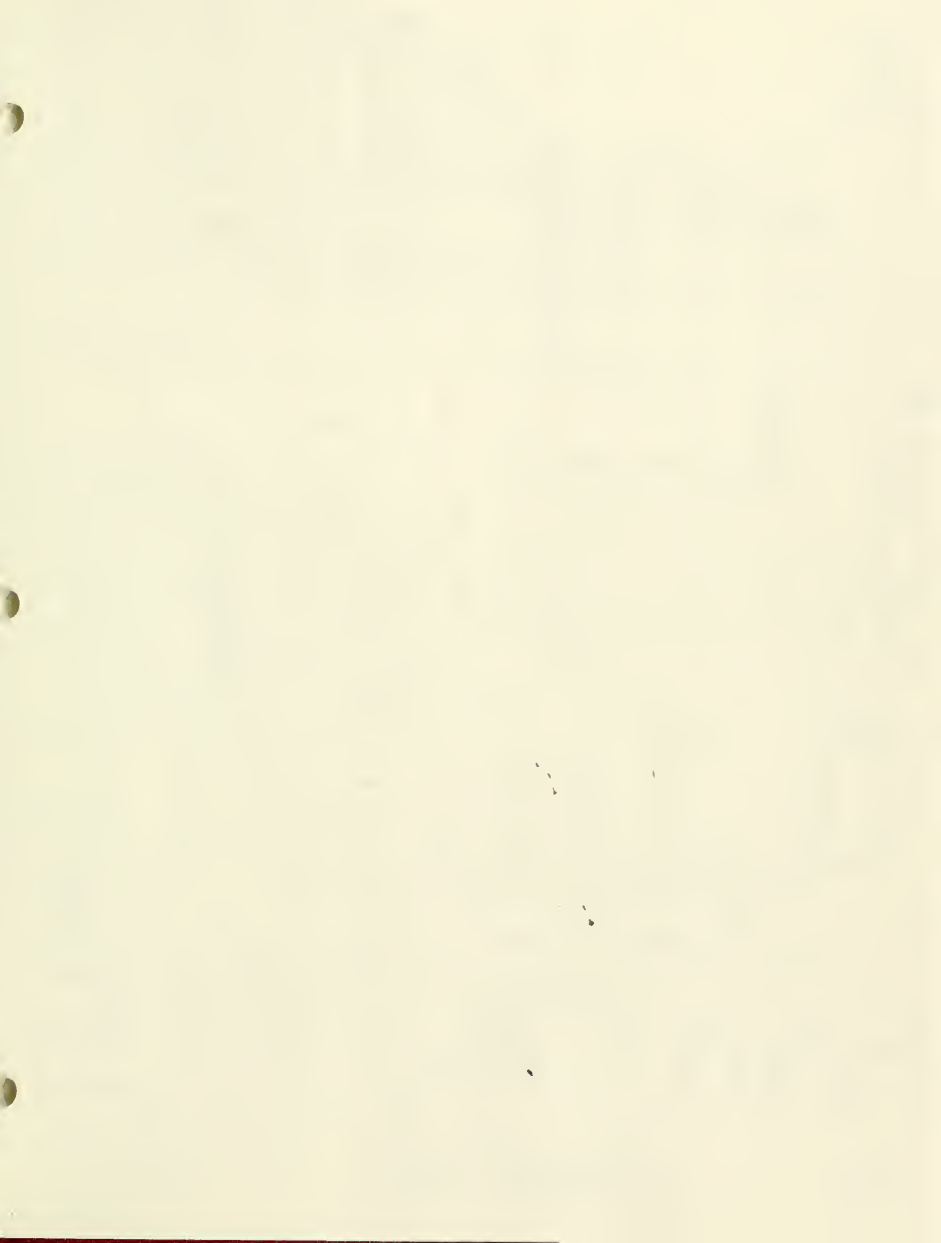


SITE NO

|                                    | QUANTITY        | CONDITION | LOCATION | MISC. |
|------------------------------------|-----------------|-----------|----------|-------|
| TREES                              | EXISTS          |           |          |       |
| SHRUBS                             | QUANTITY        |           |          |       |
| TURF                               | MAINTENANCE     |           |          |       |
| GROUND COVER                       | ESTIMATED COUNT |           |          |       |
| FLOWER BEDS                        | REMOVAL         |           |          |       |
| GROUND                             |                 |           |          |       |
| CONTAINER                          |                 |           |          |       |
| WEED SPECIES                       |                 |           |          |       |
| WOODS                              |                 |           |          |       |
| PONDS                              |                 |           |          |       |
| STREAMS                            |                 |           |          |       |
| SPECIAL ECOLOGICAL<br>FEATURE/AREA |                 |           |          |       |

Plot only







# CITY OF BOSTON PARK EVALUATION

ND  
9

SITE NO.

Neighborhood: NORTH DORCHESTER

Site Name: RYAN PLAY AREA

Site Type: PLAY AREA

Location: HARBOR VIEW & DORCHESTER

Acreage: 0.64 A

Evaluation Team: SF & ET

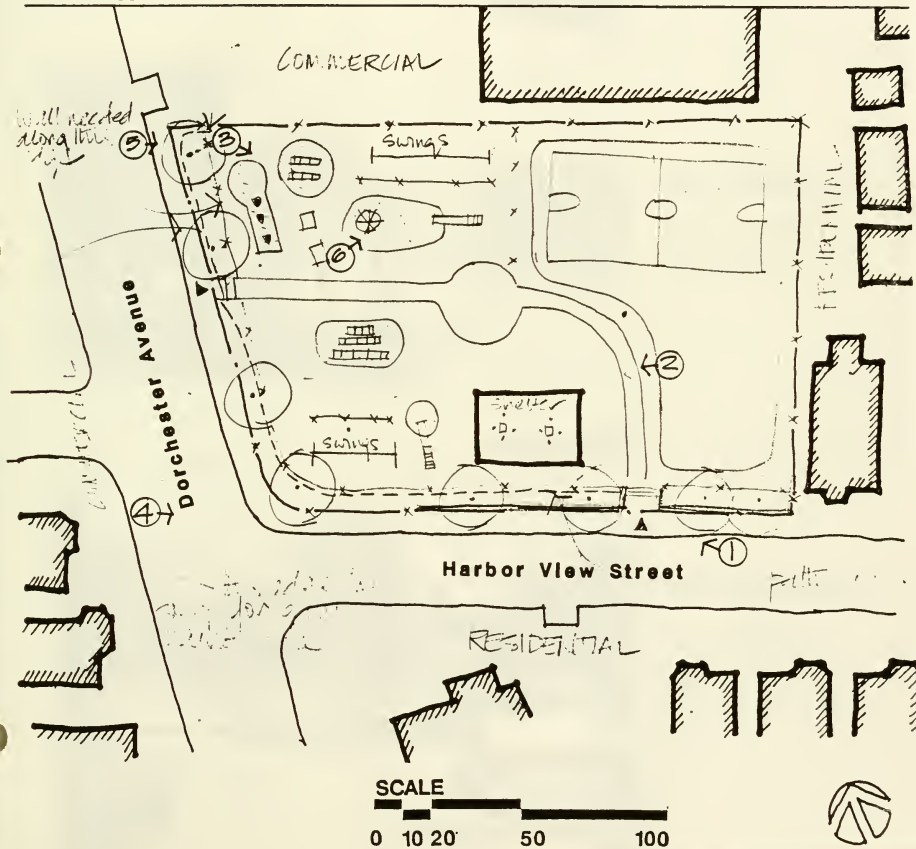
Weather Conditions:

Evaluation Date: 5.11.87

Sunny

Surrounding Land Uses: Residential, Commercial

## Site Plan









SITE NO.

**Site Photograph 1**

View of edge along Harbor View Street. Trees growing well in continuous plant bed along edge. Grass worn and poorly maintained. Trash needs pick up.

**Site Photograph 2**

Shelter with game tables. Play equipment behind.

**Site Photograph 3**

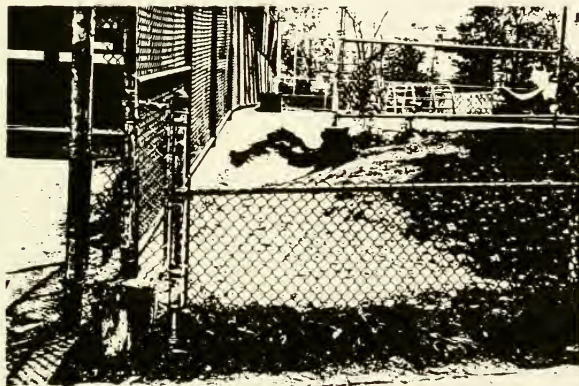
Play structures in good condition but sand level low and concrete footings exposed. Weeds need removal.





**Site Photograph 4**

View of corner of  
 Dorchester and Harbor  
 View. Mature trees  
 define edge. Sign  
 gives park identity,  
 welcomes. Are two rows  
 of fencing around park  
 necessary?



**Site Photograph 5**

Short cut and access  
 point at this corner -  
 an erosion problem.



**Site Photograph 6**

Sand level too low,  
 exposed concrete  
 footings.



Neighborhood: North Dorchester

Site Name: Ryan Play Area

Location: Harbor View Street and Dorchester Avenue

Acreage: 0.64 A

Site Type: Playlot

---

**Site Description:**

Ryan Play Area is a small trapezoidal site on the corner of Dorchester Avenue and Harbor View Street. Residential and commercial use abuts it on the north and east. The park is elevated above the streets and is framed by sloping strips of grass with trees along the road sides. The park is reached by two sets of stairs. The entire interior of the park is paved except for five small areas with sand for play structures. A basketball court is located in the northeast corner of the site as well as a spray pool area. The remainder of the park is laid out with benches and play structures. An open-air shelter is located near Harbor View Street.

---

**Condition Assessments:**

All standard park-built elements are in fair to good condition except for one light which is vandalized and inoperable, and some sections of fence which need repair. The basketball court is in fair condition. The playground equipment is in good condition. Some of the curbs need resetting and all sand areas need additional sand. Renovations to the park are scheduled by the City.

---

**Major Site Issues:**

Ryan Play Area does not appear to be vandalized, and has aged well since its original construction in 1962. Although all facilities are in good working order, the playground would serve children better with play equipment that encouraged more varied and interactive play. The site would be greatly enhanced with new plantings and refurbished benches.

The slope down to the sidewalk along Dorchester Avenue and most of Harbor View Street is too steep for easy maintenance. Extension of the existing pudding-stone wall along these edges would not only facilitate maintenance but would make the park more attractive.



Neighborhood: North Dorchester

Site Name: Ryan Play Area

No.: ND-9

Location: Harbor View Street and Dorchester Avenue

Acreage: 0.64 A

Site Type: Playlot

Site Description:

Ryan Play Area is a small trapezoidal site on the corner of Dorchester Avenue and Harbor View Street. Residential and commercial use abuts it on the north and east. The park is elevated above the streets and is framed by sloping strips of grass with trees along the road sides. The park is reached by two sets of stairs. The entire interior of the park is paved except for five small areas with sand for play structures. A basketball court is located in the northeast corner of the site as well as a spray pool area. The remainder of the park is laid out with benches and play structures. An open-air shelter is located near Harbor View Street.

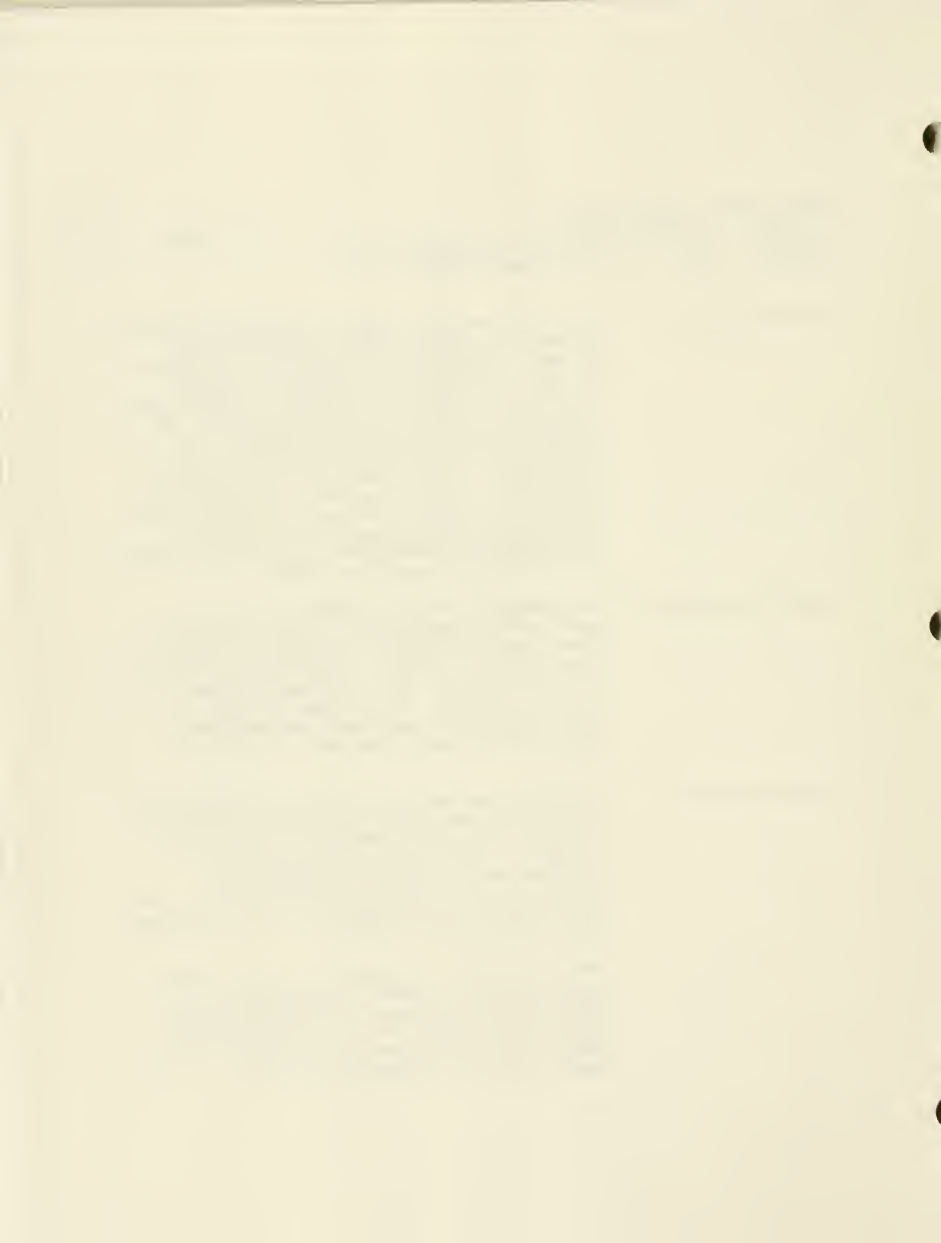
Condition Assessments:

All standard park built elements are in fair to good condition except for one light which is vandalized and inoperable and some sections of fence which need repair. The basketball court is in fair condition. The playground equipment is in good condition. Some of the curbs need resetting and all sand areas need additional sand. Renovations to the park are scheduled by the City.

Major Site Issues:

Ryan Play Area does not appear to be vandalized, and has aged well since its original construction in 1962. Although all facilities are in good working order, the playground would serve children better with play equipment that encouraged more varied and interactive play. The site would be greatly enhanced with new plantings and refurbishing of benches.

The slope down to the sidewalk along Dorchester Avenue and most of Harbor View Street is too steep for easy maintenance. Extension of the existing puddingstone wall along these edges would not only facilitate maintenance but would make the park more attractive as well.





# SITE SUMMARY

ND  
9

P. 5

PRIMARY SITE ISSUES:



# CITY OF BOSTON PARK EVALUATION

## STANDARD PART, BUILT ELEMENTS

ND  
9

SITE NO.

p. 6

[illegible]



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

SITE NO.

|                 | QUANTITY |             | MATERIALS       |         | CONDITION |       | LOCATION |            | MISC. |           |      |      |      |          |                     |                |           |             |             |
|-----------------|----------|-------------|-----------------|---------|-----------|-------|----------|------------|-------|-----------|------|------|------|----------|---------------------|----------------|-----------|-------------|-------------|
|                 | AMOUNT   | ADAPTABLE # | SKINNED INFIELD | ASPHALT | METAL     | GRASS | OTHER    | % COVERAGE |       | EXCELLENT | GOOD | FAIR | POOR | UNUSABLE | WELL LOCATED (SNOW) | POORLY LOCATED | ADAPTABLE | ADAPTABLE # | ADAPTABLE # |
| BASKETBALL:     | 1        |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| SURFACE         |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| BACKBOARD/HOOP  |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| TENNIS:         | 2        |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| BANDBALL        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| FENCING         |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| SURFACE         |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| NET POLES       |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| OTHER COURT:    |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| BASEBALL:       |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| BACKSTOP        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| INFIELD         |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| OUTFIELD        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| LITTLE LEAGUE:  |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| BACKSTOP        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| INFIELD         |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| OUTFIELD        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| SOFTBALL:       |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| BACKSTOP        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| INFIELD         |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| OUTFIELD        |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| FOOTBALL: FIELD |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| SOCCER: FIELD   |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| OTHER FIELD:    |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |
| OTHER:          |          |             |                 |         |           |       |          |            |       |           |      |      |      |          |                     |                |           |             |             |

COURTS

FIELDS











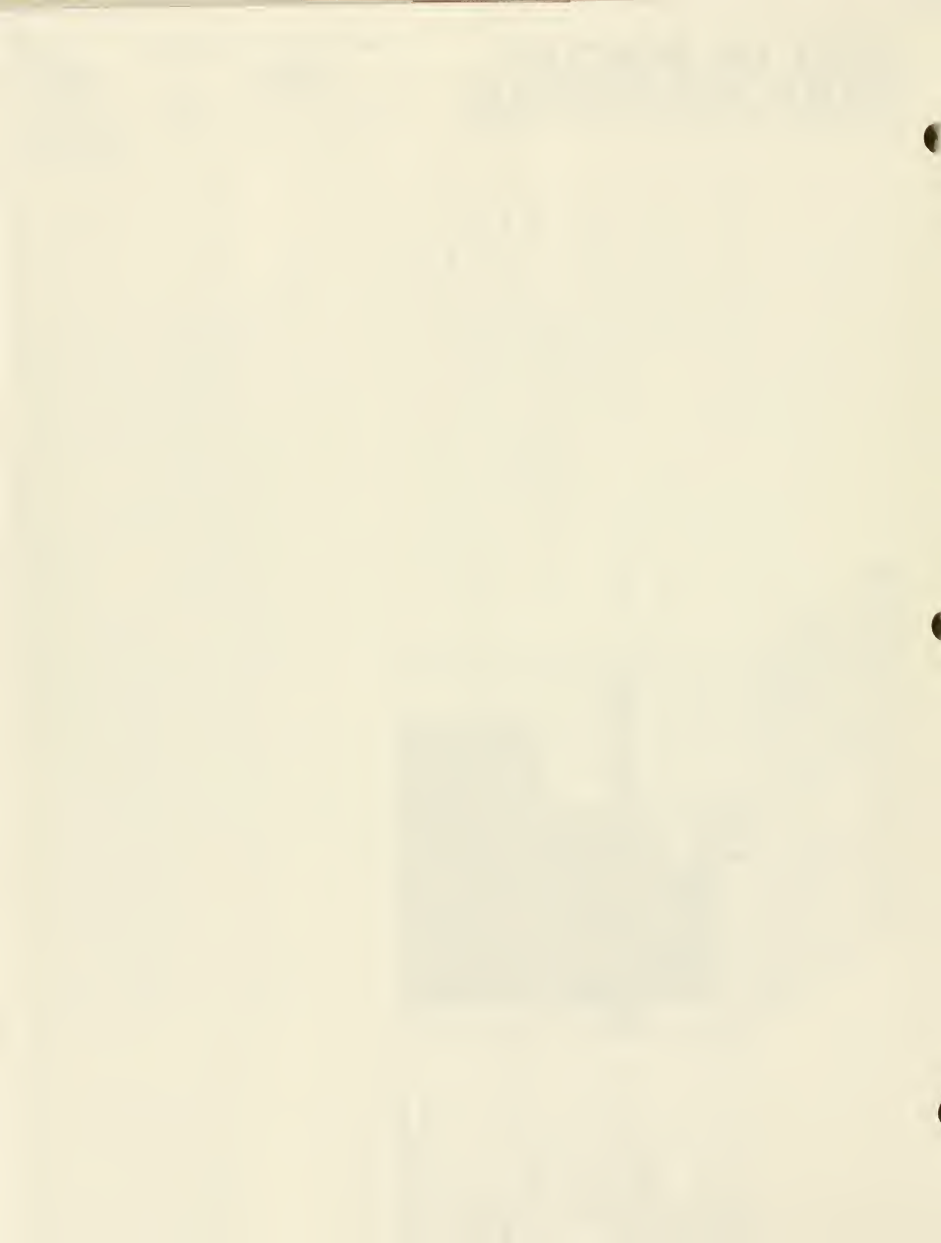
# CITY OF BOSTON PARK EVALUATION

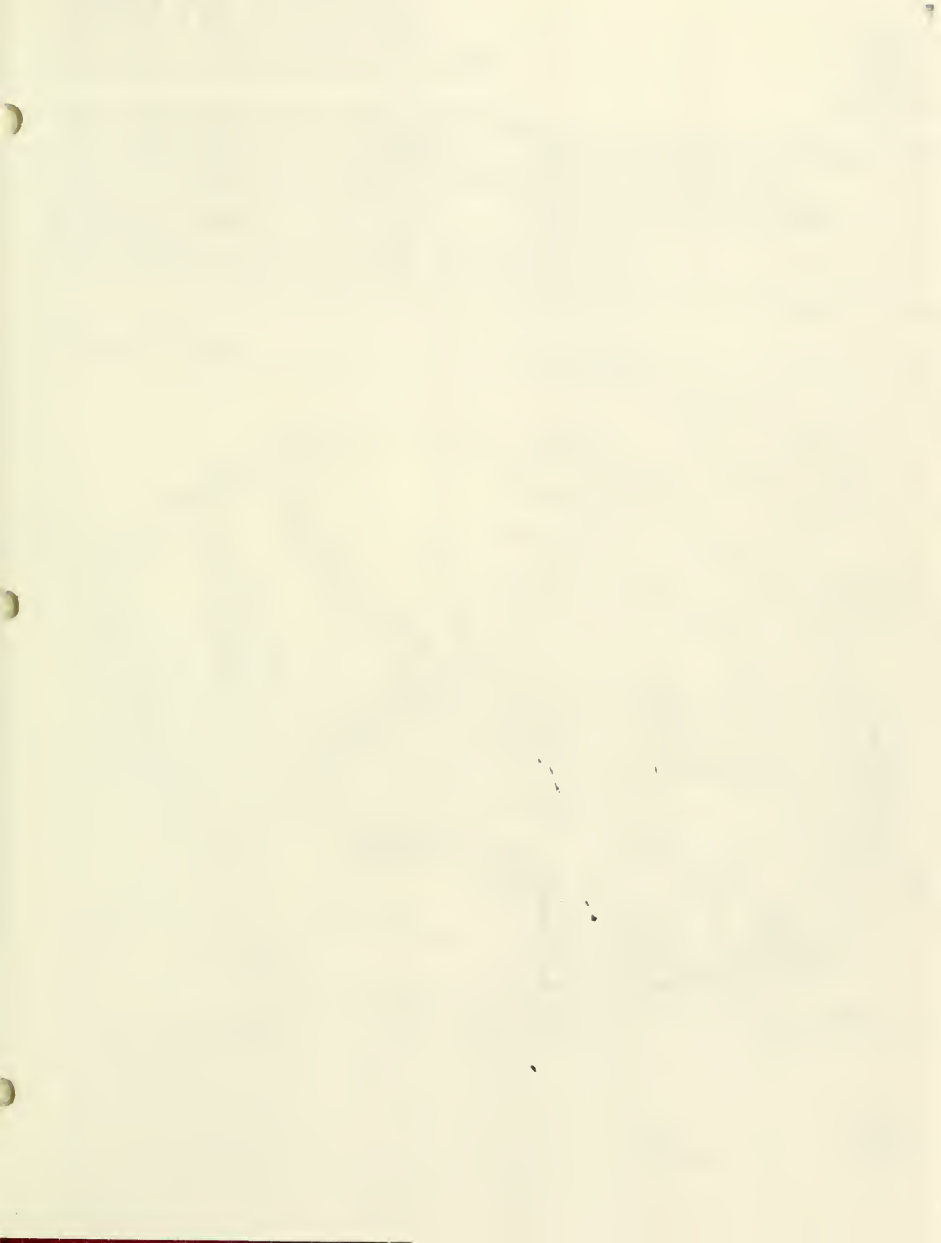
NATURAL PARK  
ELEMENTS



SITE NO.

|                                    | QUANTITY |         | CONDITION      | LOCATION |         | MISC. |
|------------------------------------|----------|---------|----------------|----------|---------|-------|
|                                    | EXISTS   | REMOVED |                | EXISTING | REMOVED |       |
| TREES                              | 1        | 0       | POORLY LOCATED |          |         |       |
| SHRUBS                             | 1        | 0       | POORLY LOCATED |          |         |       |
| TURF                               | 1        | 0       | POORLY LOCATED |          |         |       |
| GROUND COVER                       | 1        | 0       | POORLY LOCATED |          |         |       |
| FLOWER BEDS                        | 1        | 0       | POORLY LOCATED |          |         |       |
| GROUND                             | 1        | 0       | POORLY LOCATED |          |         |       |
| CONTAINER                          | 1        | 0       | POORLY LOCATED |          |         |       |
| WEED SPECIES                       | 1        | 0       | POORLY LOCATED |          |         |       |
| WOODS                              | 1        | 0       | POORLY LOCATED |          |         |       |
| PONDS                              | 1        | 0       | POORLY LOCATED |          |         |       |
| STREAMS                            | 1        | 0       | POORLY LOCATED |          |         |       |
| SPECIAL ECOLOGICAL<br>FEATURE/AREA | 1        | 0       | POORLY LOCATED |          |         |       |







# CITY OF BOSTON PARK EVALUATION

ND  
10

SITE NO.

Neighborhood: NORTH DORCHESTER

Site Name: SAVIN HILL PARK

Location: GRAMPLAN WAY & ALPINE

Evaluation Team: SF & PJH

Evaluation Date: 5.7.87

Surrounding Land Uses: Residential

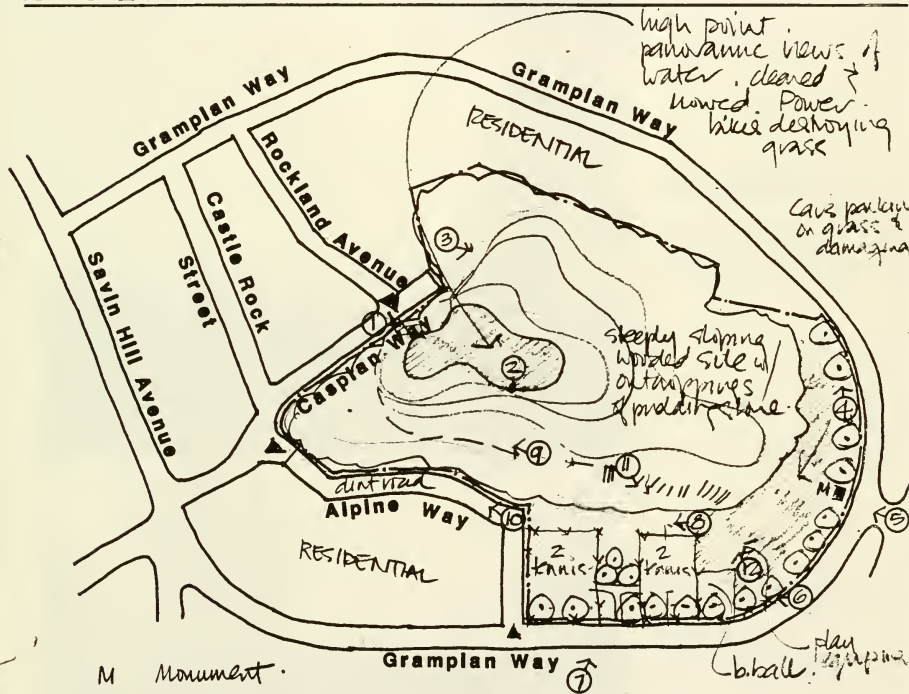
Site Type: MULTI-PURPOSE PARK

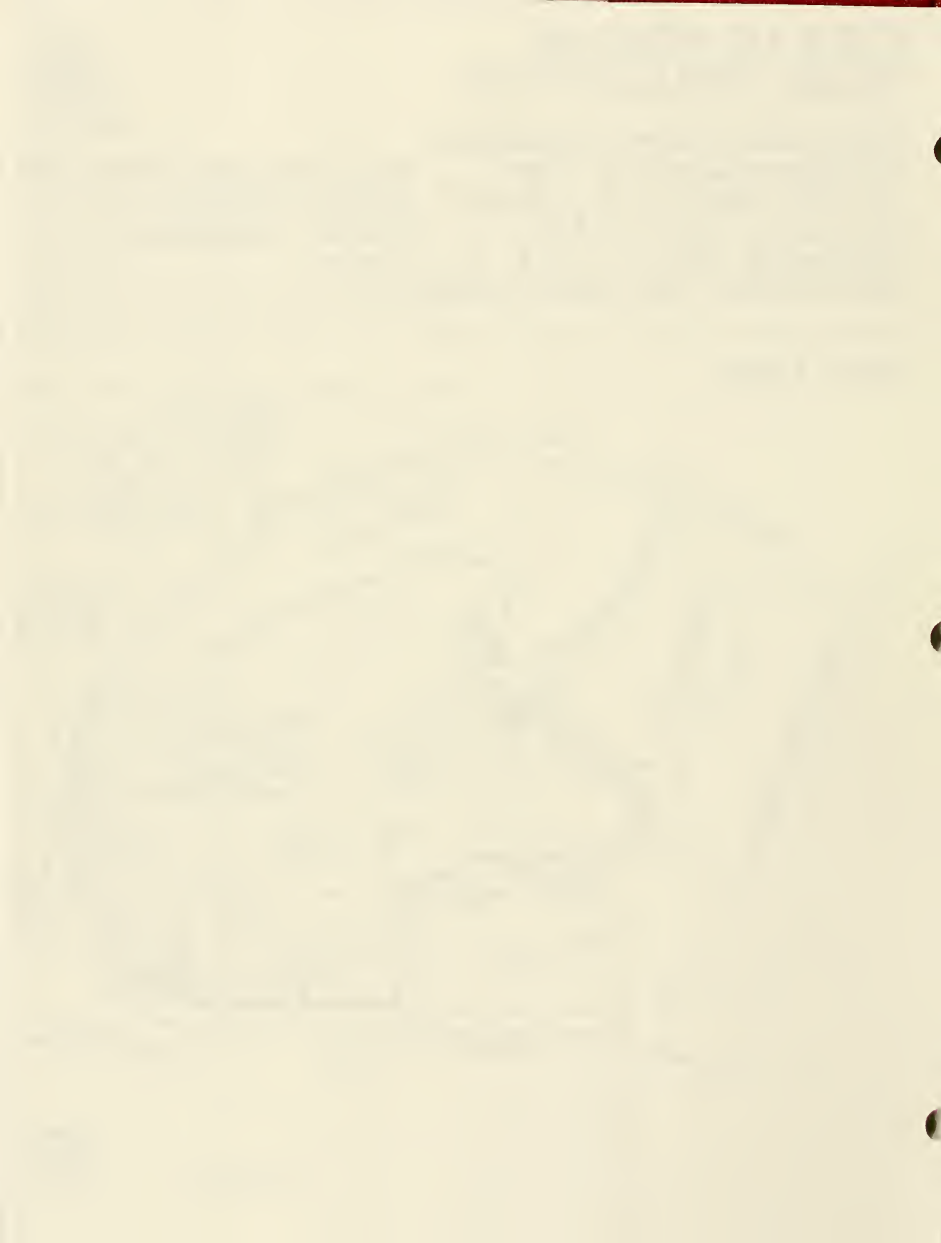
Acreage: 8.26A

Weather Conditions:

Sunny

## Site Plan







SITE NO.

**Site Photograph 1**

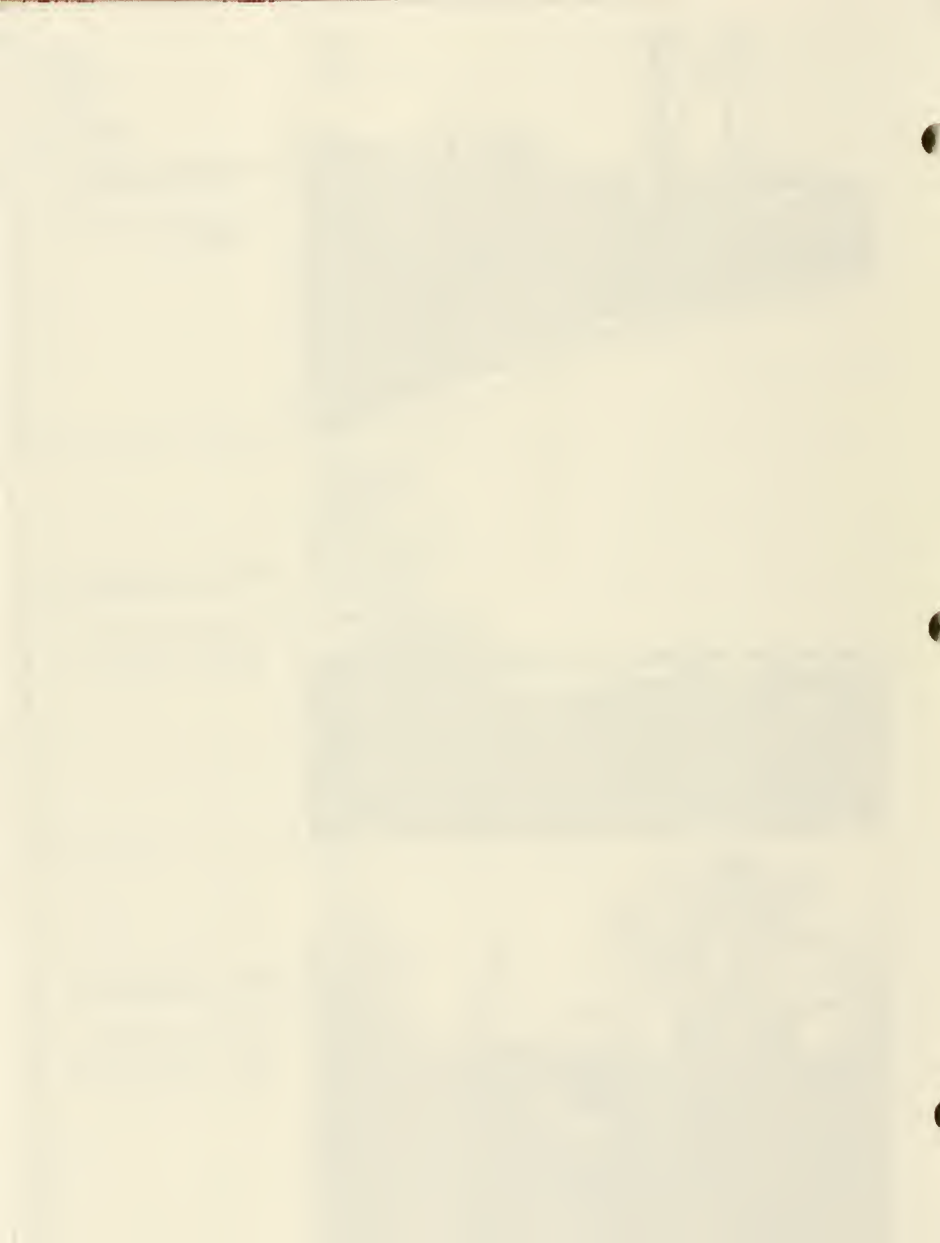
Stone step access from  
Caspian Way.

**Site Photograph 2**

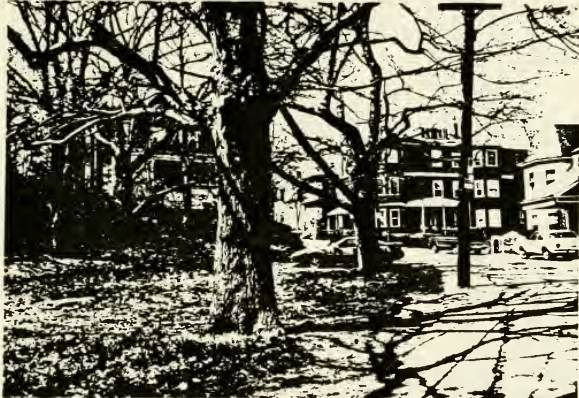
Panoramic view from  
high point of park  
showing Neponset Bay.

**Site Photograph 3**

Typical character of  
terrain in center of  
park. Wheels of dirt  
bikes eroding surface.







#### Site Photograph 4

No curb along Grampian Way - cars parking under trees and compacting soil in tree root zone.



#### Site Photograph 5

View into site showing rock outcrops and mature trees as outstanding scenic features.



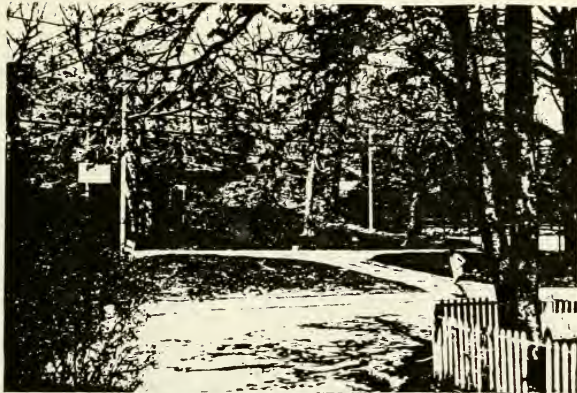
#### Site Photograph 6

Basketball court and tennis court located on level area at edge of park. Mature shade trees define edge and provide shade.



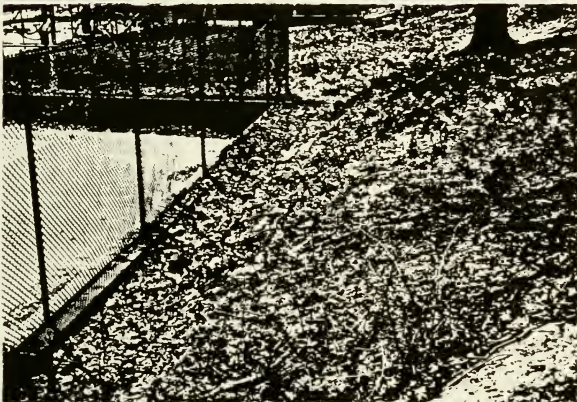


SITE NO.



**Site Photograph 7**

Entrance from Grampian  
Way to tennis courts.



**Site Photograph 8**

Trash and litter  
build-up at back of  
courts.



**Site Photograph 9**

Informal walkway around  
site.







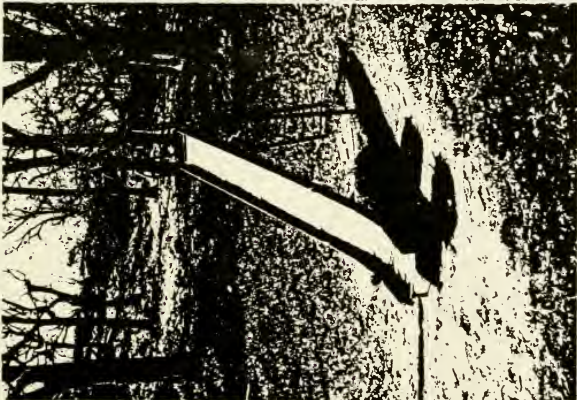
SITE NO.

**Site Photograph 10**

Alpine Way once paved, but now very overgrown. Has potential of being important supervision access through site.

**Site Photograph 11**

Erosion of pathway due to over use.

**Site Photograph 12**

Slide - exposed concrete footing and loose metal at left end of slide both safety hazards.



Neighborhood: North Dorchester

Site Name: Savin Hill Park

Location: Grampian and Alpine Ways

Acreage: 8.26 A

Site Type: Playfield

---

---

**Site Description:**

Savin Hill Park is an extraordinary landscape park prominently located at the high point of Savin Hill. Grampian Way, Caspian Way and Alpine Way (a dirt road) encompass the site. There are residences along the north edge. From its rocky summit are magnificent views to the south and east over the Neponset River Estuary, harbor islands, and Quincy. The landscape of the summit is composed of puddingstone outcroppings interspersed with grass meadows. Gnarled stunted trees grow in rock crevices. On the lower slopes there are enormous oaks. Shrubs and small trees grow along the south and west hillsides and behind adjacent residences along the north edge of the park.

Tennis and basketball courts and a few play structures are located along Grampian Way. Granite and puddingstone stairs are constructed in a naturalistic manner to provide easy access up the steeply sloping rock outcroppings.

---

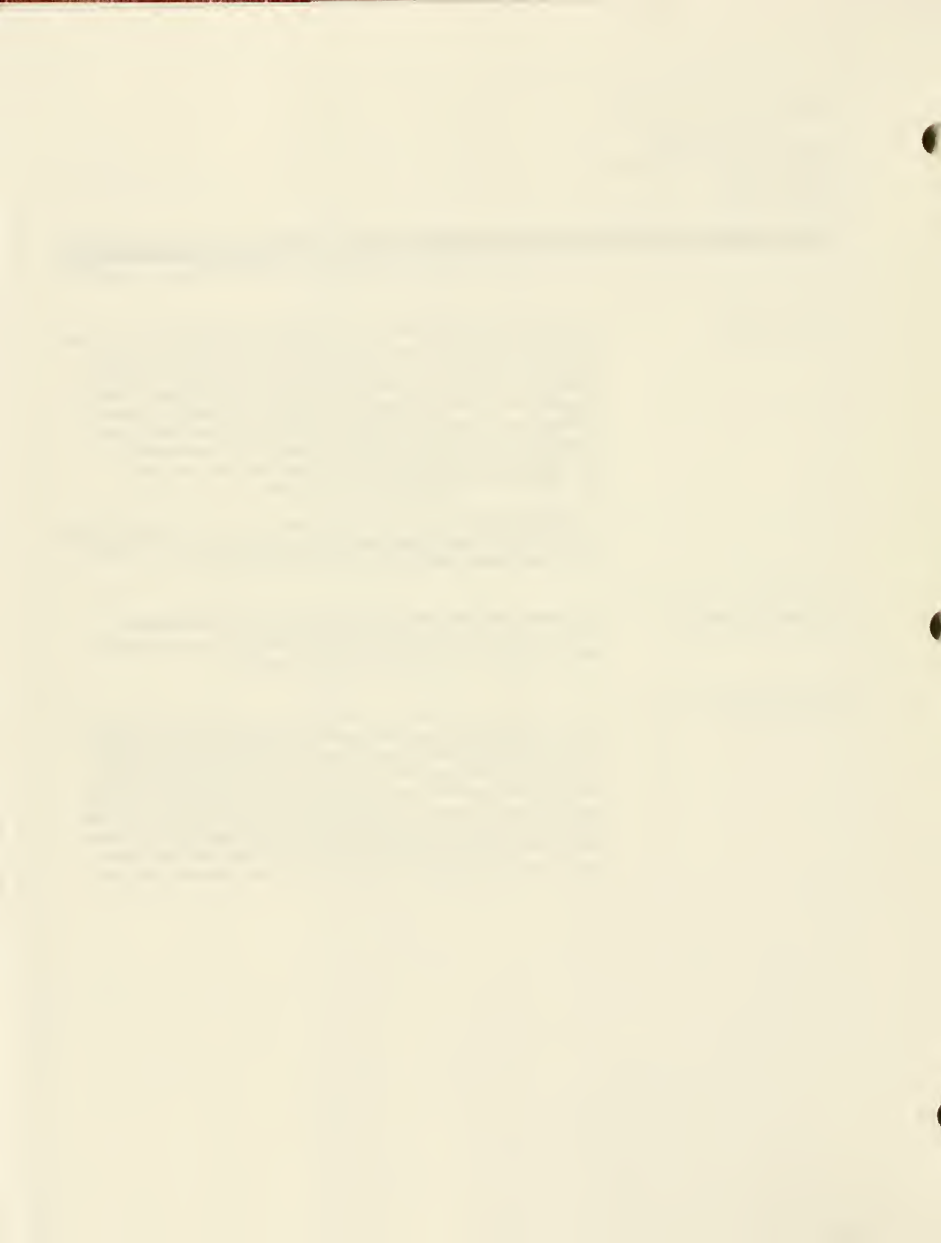
**Condition Assessments:**

The standard park-built elements and sports facilities are all in fair to good condition. The play structures are also in fair to good condition, but no safety surface is present. The trees are mostly in good condition.

---

**Major Site Issues:**

Savin Hill Park is a spectacular landscape park with beautiful long distance views. However, inappropriate uses including drinking, riding of dirt bikes, setting of fires and writing of graffiti has greatly eroded the appearance of this special site. The parkland is also being used for parking of cars, which should be prevented. This use and the previously mentioned abuse combines with insufficient maintenance to cause deterioration. Increased maintenance effort should focus on trash removal and lawn and tree maintenance. Additional plantings suitable for the dry and exposed site and organization of circulation with careful attention to how slopes should be ascended, would improve the use and appearance of the park.





DRAFT

Neighborhood: North Dorchester

Site Name: Savin Hill Park

No.: ND-10

Location: Grampian and Alpine Ways

Acreage: 8.26 A

Site Type: Playfield

Site Description:

Savin Hill Park is an extraordinary landscape park prominently located at the high point of Savin Hill. Grampian Way, Caspian Way and Alpine Way (a dirt road) encompass the site. There are residences along the north edge. From its rocky summit are magnificent views to the south and east over the Neponset River Estuary, harbor islands and Quincy. The landscape of the summit is composed of puddingstone outcroppings interspersed with grass meadows. Gnarled stunted trees grow in rock crevices. On the lower slopes there are enormous oaks. Shrubs and small trees grow along the south and west hillsides and behind adjacent residences along the north edge of the park.

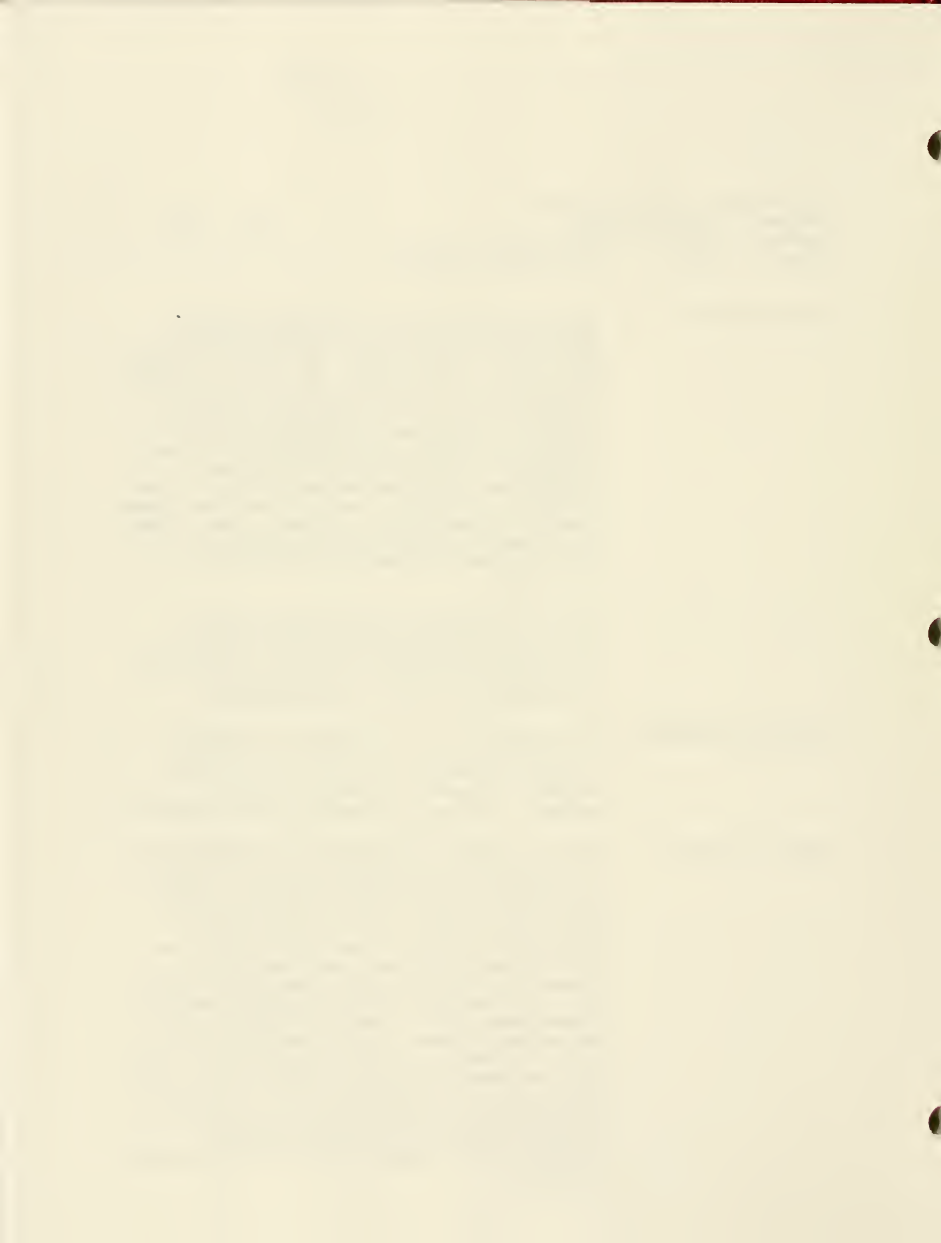
Tennis and basketball courts and a few play structures are located along Grampian Way. Granite and puddingstone stairs are constructed in a naturalistic manner to provide easy access up the steeply sloping rock outcroppings.

Condition Assessments:

The standard park built elements and sports facilities are all in fair to good condition. The play structures are also in fair to good condition, however, no safety surface is present. The trees are mostly in good condition.

Major Site Issues:

Savin Hill Park is a spectacular landscape park with beautiful long distance views. However, inappropriate uses including drinking, riding of dirt bikes, setting of fires and writing of graffiti has greatly eroded the appearance of this special site. The parkland is also being used for parking of cars, which should be prevented. This use and the previously mentioned abuse combines with insufficient maintenance to cause deterioration. Increased maintenance effort should focus on trash removal and lawn and tree maintenance. The park would greatly benefit from the development of a management plan. Additional plantings suitable for the dry and exposed site and organization of circulation with careful attention to how slopes should be ascended, would improve the use and appearance of the park.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



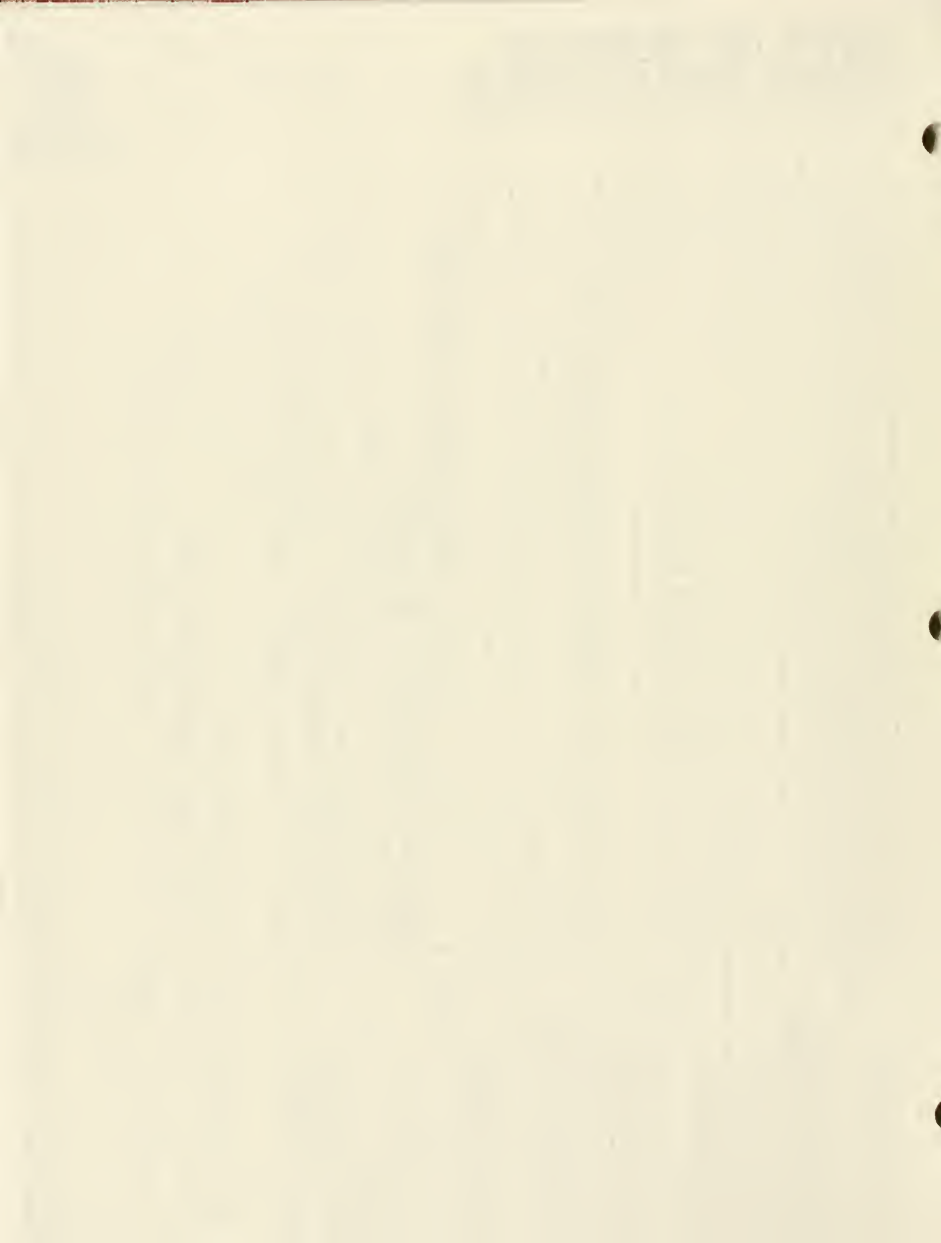
SITE NO.

p. 5

|   |  |
|---|--|
| DESIGN CONSIDERATIONS:                            | High point of park open & clear to City views of 1.3. at Gateway   |
| LAYOUT/ORGANIZATION OF SPACE                      | Flowing sides w/ rocky outcrops & substantially wooded flat areas at back used for vegetation scattered. |
| USE OF PLANT MATERIALS                            | No   |
| APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD | Adequate   |
| BARRIER FREE DESIGN                               | Quality, broken glass, damaged natural.  |
| DRAINAGE CONDITION                                |  |
| DESIGN-RELATED MAINTENANCE ISSUES                 | Unintended byproduct - visibility into sports facilities good  |
| VANDALISM   | "  |
| VACANT PARCEL TO SOUTH, EAST                      | along rocks.   |
| VISIBILITY AND SAFETY:                            |  |
| VISIBILITY INTO SPACE                             |  |
| VISIBILITY OUT FROM SPACE                         |  |
| HIDDEN CORNERS IN SPACE                           |  |
| CONDITION ASSESSMENTS:                            |  |
| STANDARD PARK BUILT ELEMENTS                      | ,, maintained lighting & storage good, benches, showers fair   |
| SPORTS FACILITIES                                 | 2 tennis & basketball courts good  |
| PLAYGROUNDS                                       | Structure good, around & surface poor  |
| BUILDINGS   |  |
| NATURAL PARK ELEMENTS                             | Planted trees around edge, air, natural & well-maintained good   |

## PRIMARY SITE ISSUES:

- ☒ Inappropriate use of park - drinking, graffiti, dirt bikes etc. a huge problem
- ☒ Lack of ongoing clearing & maintenance
- ☒ Need for development of landscape management plan
- ☒ Cuts parked off road & under trees - detouring leaves & competing
- ☒ Soil under trees
- ☒ Lot of parking
- ☒ A great view of view of Gateway
- ☒ In Park use, State Street



# CITY OF BOSTON PARK EVALUATION

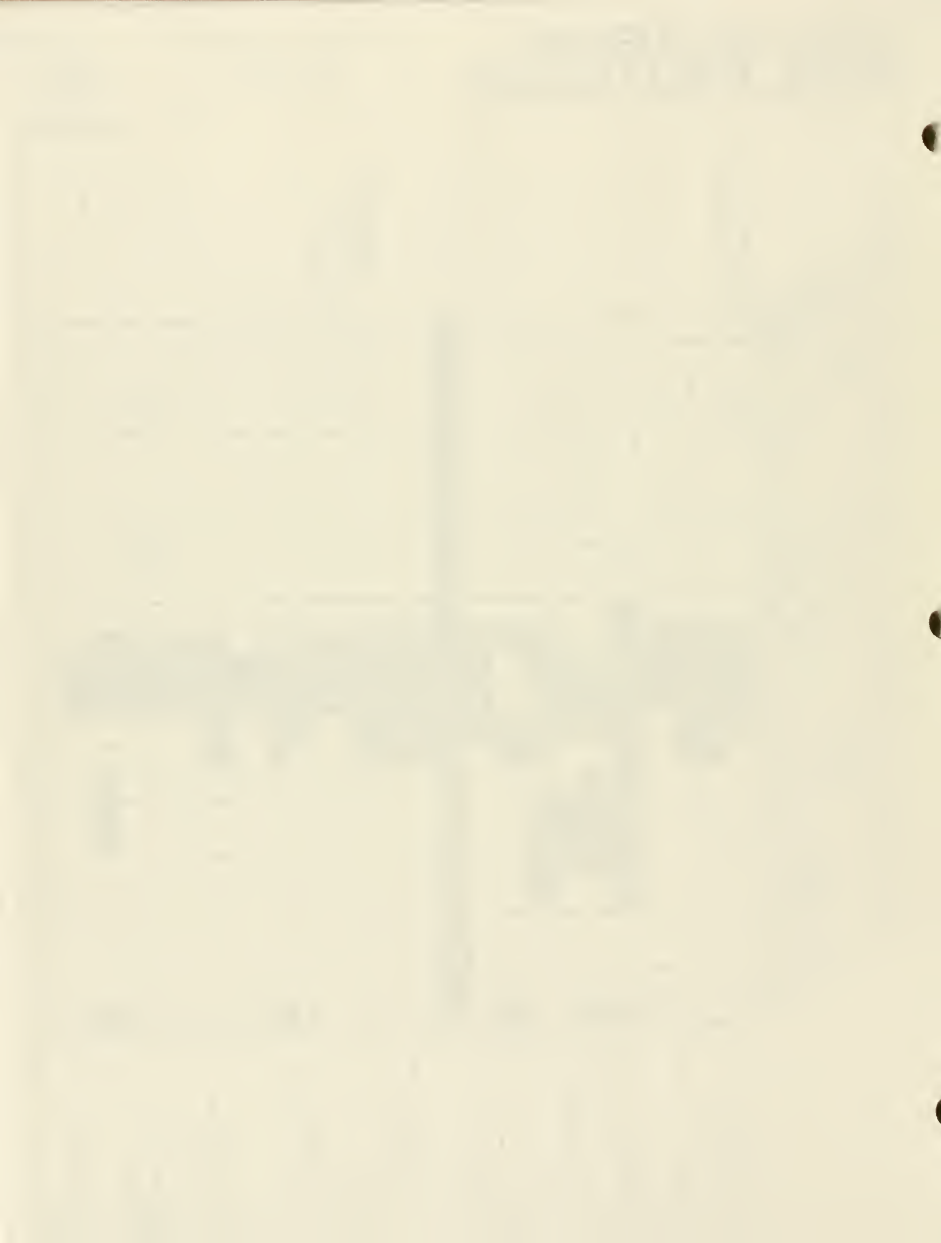
STANDARD PARK  
BUILT ELEMENTS



SITE NO.

|                    | QUANTITY |              |          | MATERIALS |                 |       |       |       |            |                  |              |       |           | CONDITION |      |      | LOCATION | MISC.               |                |                       |           |             |  |  |
|--------------------|----------|--------------|----------|-----------|-----------------|-------|-------|-------|------------|------------------|--------------|-------|-----------|-----------|------|------|----------|---------------------|----------------|-----------------------|-----------|-------------|--|--|
|                    | AMOUNT   | INADEQUATE # | INTEGRAL | WOOD      | WOOD & CONCRETE | METAL | STONE | BRICK | CHAIN LINK | ALUM. CHAIN LINK | RT. CONCRETE | OTHER | EXCELLENT | GOOD      | FAIR | POOR | UNUSABLE | UNREPAIRABLE (SNOW) | POORLY LOCATED | APPROPRIATELY LOCATED | EXCESSIVE | OVERSHADING |  |  |
| BENCHES, PARK      | 2        |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| BICYCLE RACKS      |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| BLEACHERS          | 1        |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| BOLLARDS           |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| CATCHBASINS        | 4        |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| CURBS              |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| DRINKING FOUNTAINS | 1        |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| DUMPSTERS          |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| FENCES             |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| GAME TABLES        |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| LIGHTING           |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| PEDESTRIAN:        |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| PARKING/ROAD:      |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| SPORTS             |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| MONUMENTS          |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| PICNIC TABLES      |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| RAILINGS           |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| RAMPS              |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| SERVICE GATES      |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| SIGNS, ENTRY       |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| STAIRS             |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| TRASH RECEPTACLES: | 2        |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| WALLS              | 2        |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| WATER FEATURES     |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |
| OTHER              |          |              |          |           |                 |       |       |       |            |                  |              |       |           |           |      |      |          |                     |                |                       |           |             |  |  |

*Handwritten notes:*  
 - "SLATE MISSING" (next to BENCHES, PARK)  
 - "difficult to read print" (next to PEDESTRIAN:)  
 - "2" (next to BENCHES, PARK)  
 - "1" (next to BLEACHERS)  
 - "4" (next to CATCHBASINS)  
 - "1" (next to DRINKING FOUNTAINS)  
 - "1" (next to MONUMENTS)  
 - "1" (next to STAIRS)  
 - "2" (next to TRASH RECEPTACLES)  
 - "2" (next to WALLS)  
 - "1" (next to OTHER)



[illegible]





# CITY OF BOSTON PARK EVALUATION

## BUILDINGS AND PLAYGROUNDS

p.

## ACCESS, CIRCULATION AND PARKING

SITE NO.

910

|                       | QUANTITY | MATERIALS | CONDITION | LOCATION | MISC.               |
|-----------------------|----------|-----------|-----------|----------|---------------------|
| RECREATION            |          |           |           |          |                     |
| RESTROOM              |          |           |           |          |                     |
| STORAGE               |          |           |           |          |                     |
| OTHER                 |          |           |           |          |                     |
| PLAYGROUNDS (GENERAL) |          |           |           |          |                     |
| EQUIPMENT: 1 slide    | 2        |           |           |          | 1 - No safety surf. |
|                       |          |           |           |          |                     |
| SURFACE               |          |           |           |          |                     |
| EDGING                |          |           |           |          |                     |
| FENCING               |          |           |           |          |                     |
| AGE DISTRIBUTION:     |          |           |           |          |                     |

[illegible]



# CITY OF BOSTON PARK EVALUATION

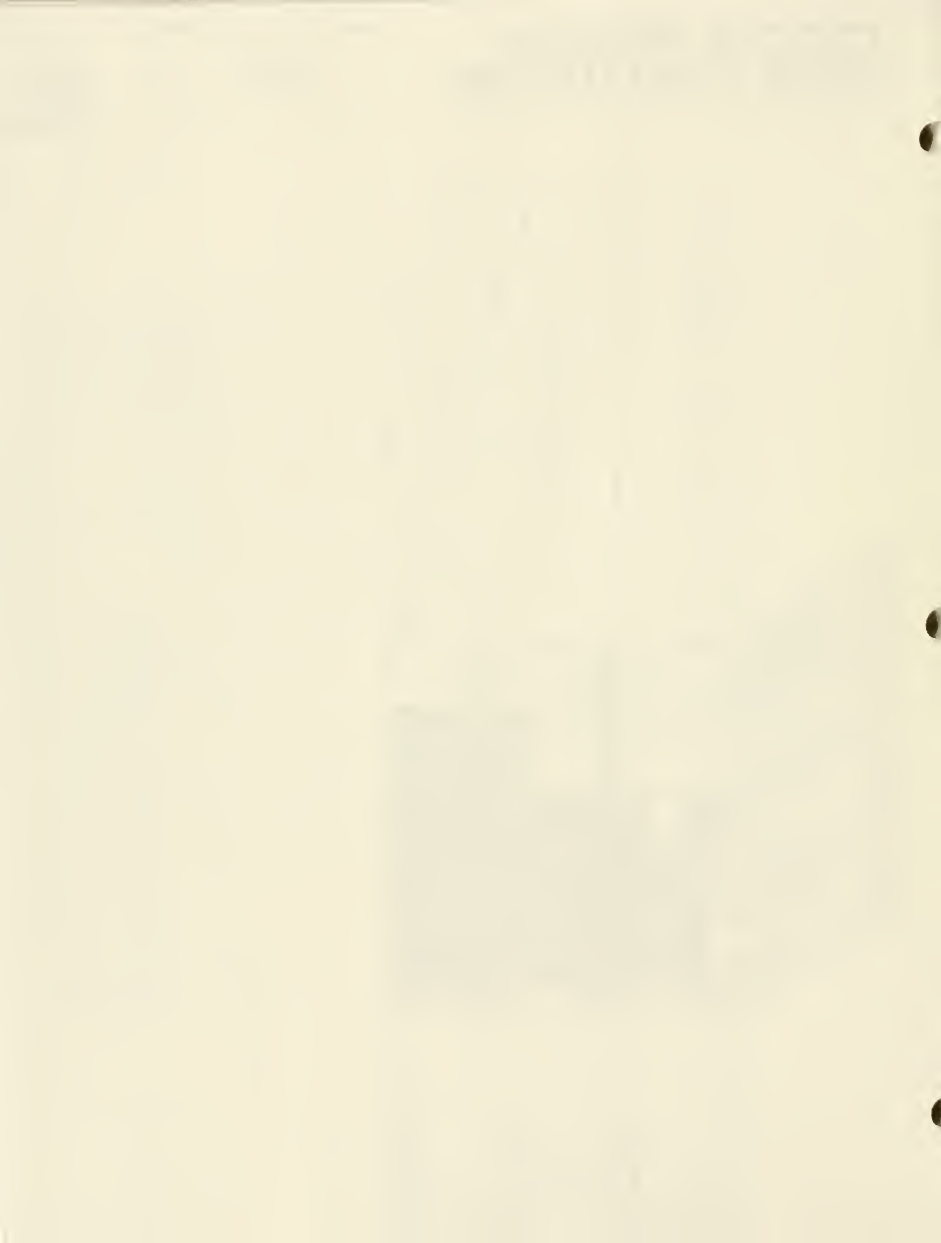
NATURAL PARK  
ELEMENTS

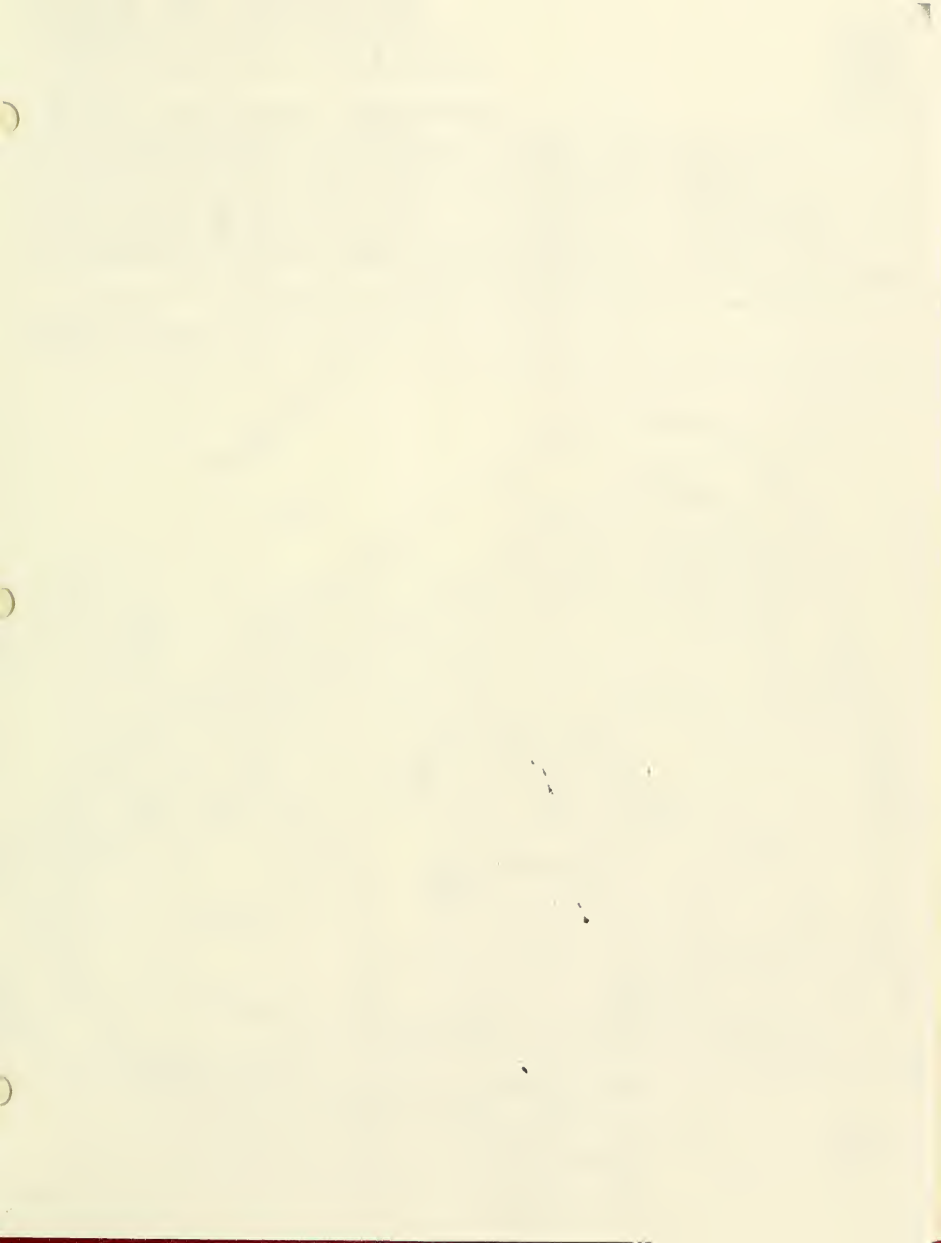
10/45

SITE NO.

| EXISTS                             | QUANTITY | ESTIMATED COUNT | MAINTENANCE | REMOVAL | # COVERAGE | UNSATURATED | WELL LOCATED | POORLY LOCATED | APPROX. ADDRESS | LOCATION | MISC.                                |
|------------------------------------|----------|-----------------|-------------|---------|------------|-------------|--------------|----------------|-----------------|----------|--------------------------------------|
|                                    |          |                 |             |         |            |             |              |                |                 |          |                                      |
| TREES                              | 130      |                 |             |         |            |             |              |                |                 |          | natural woodland needed maintenance. |
| SHRUBS                             |          |                 |             |         |            |             |              |                |                 |          |                                      |
| TURF                               |          |                 |             |         |            |             |              |                |                 |          |                                      |
| GROUND COVER                       |          |                 |             |         |            |             |              |                |                 |          |                                      |
| FLOWER BEDS                        |          |                 |             |         |            |             |              |                |                 |          |                                      |
| GROUND                             |          |                 |             |         |            |             |              |                |                 |          |                                      |
| CONTAINER                          |          |                 |             |         |            |             |              |                |                 |          |                                      |
| WEED SPECIES                       |          |                 |             |         |            |             |              |                |                 |          |                                      |
| WOODS                              |          |                 |             |         |            |             |              |                |                 |          |                                      |
| PONDS                              |          |                 |             |         |            |             |              |                |                 |          |                                      |
| STREAMS                            |          |                 |             |         |            |             |              |                |                 |          |                                      |
| SPECIAL ECOLOGICAL<br>FEATURE/AREA |          |                 |             |         |            |             |              |                |                 |          | edge outcrops of ponding stone       |

→ evidence of trees







# CITY OF BOSTON PARK EVALUATION

15/16

SITE NO.

Neighborhood: NORTH DOULCHSTER

Site Name: COPPENS SQUARE

Location: BOWDOIN, ADAMS & CHURCH

Evaluation Team: SF3 PRT

Evaluation Date: 5.7.87

Surrounding Land Uses: Residential, Church, Elderly Housing

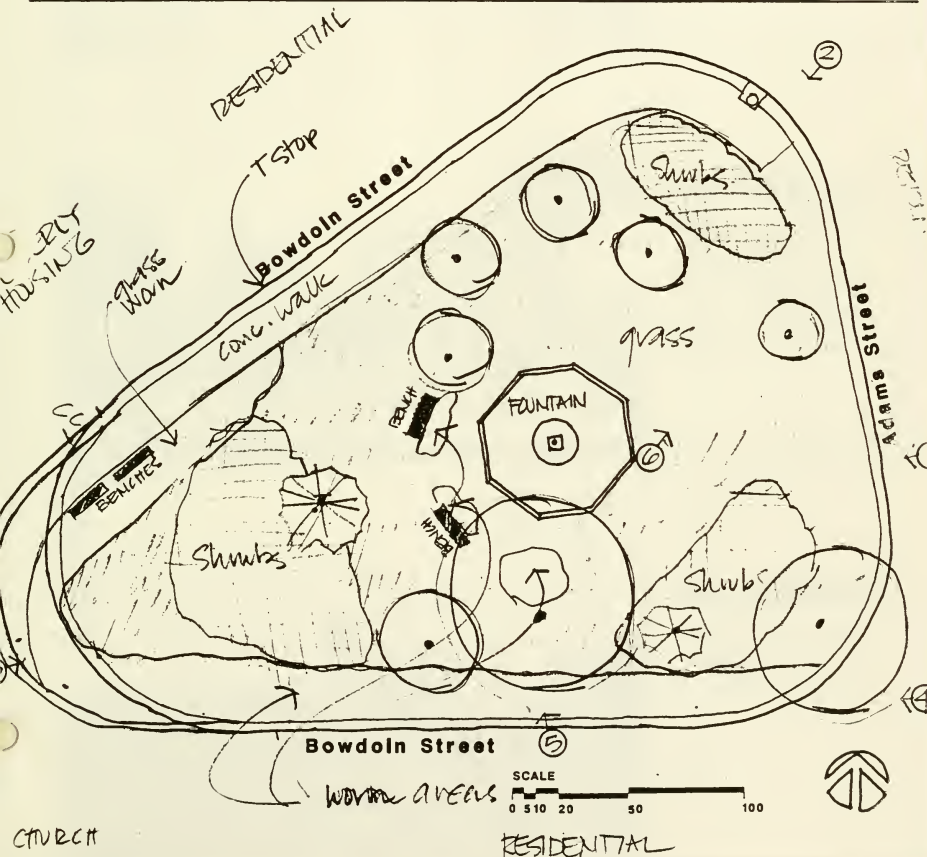
Site Type: Square

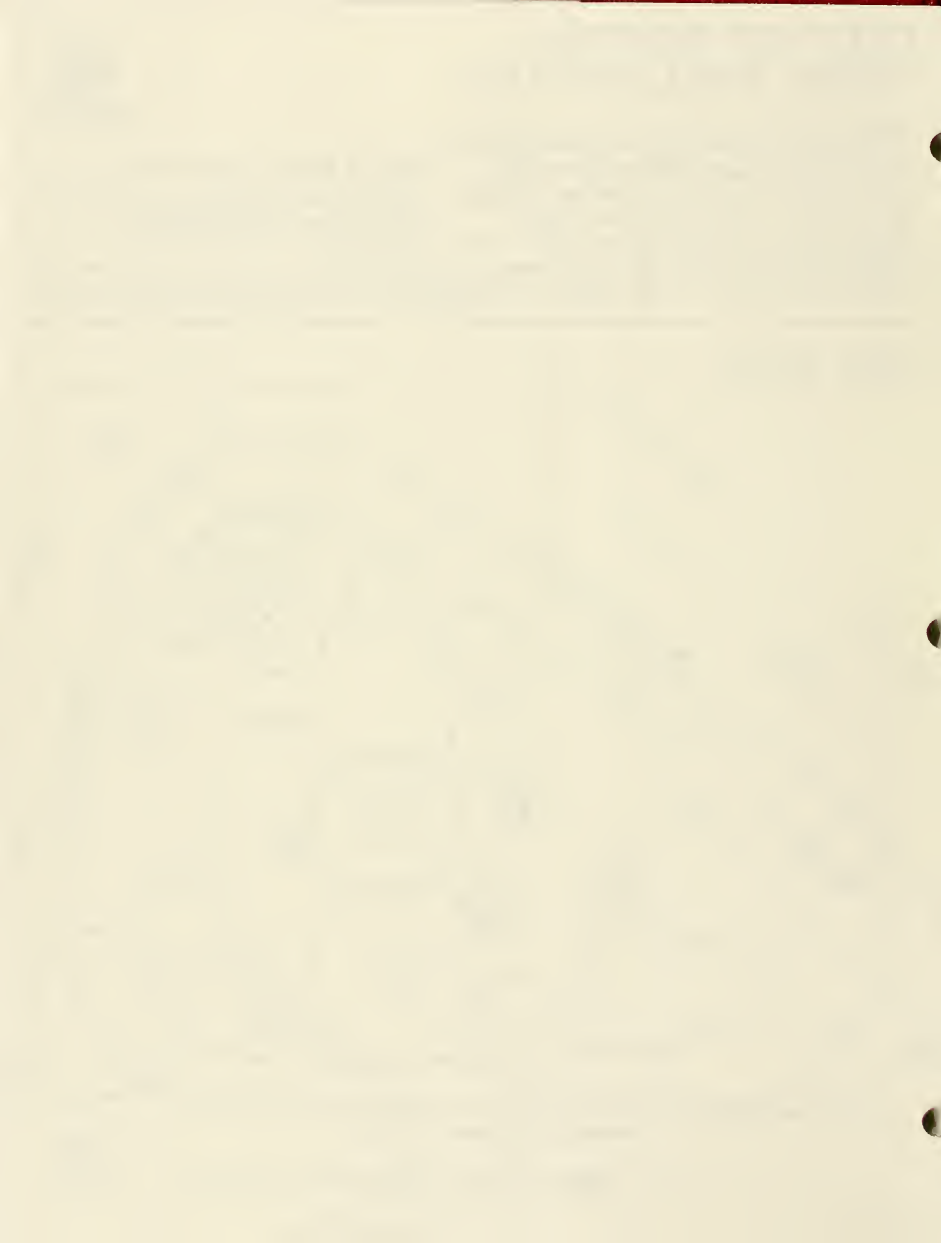
Acreage: 0.3A

Weather Conditions:

Sunny

## Site Plan

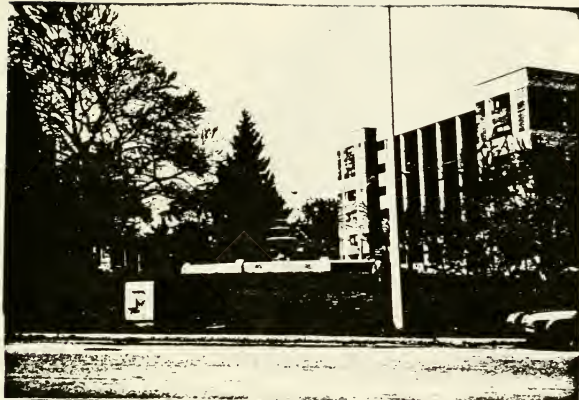








SITE NO.

**Site Photograph 1**

View from Adams Street showing mature trees and shrubs and fountain as focal point.

**Site Photograph 2**

Flowering and evergreen shrubs in need of restoration. Cars parked around edges detract from impact of square as an important green space.

**Site Photograph 3**

Benches located near bus stop. Grass on this corner worn away.

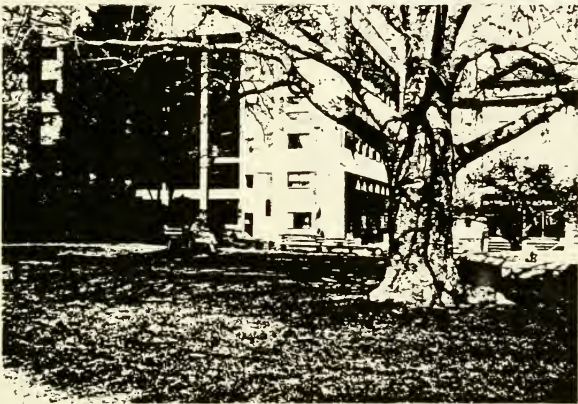




SITE NO.

**Site Photograph 4**

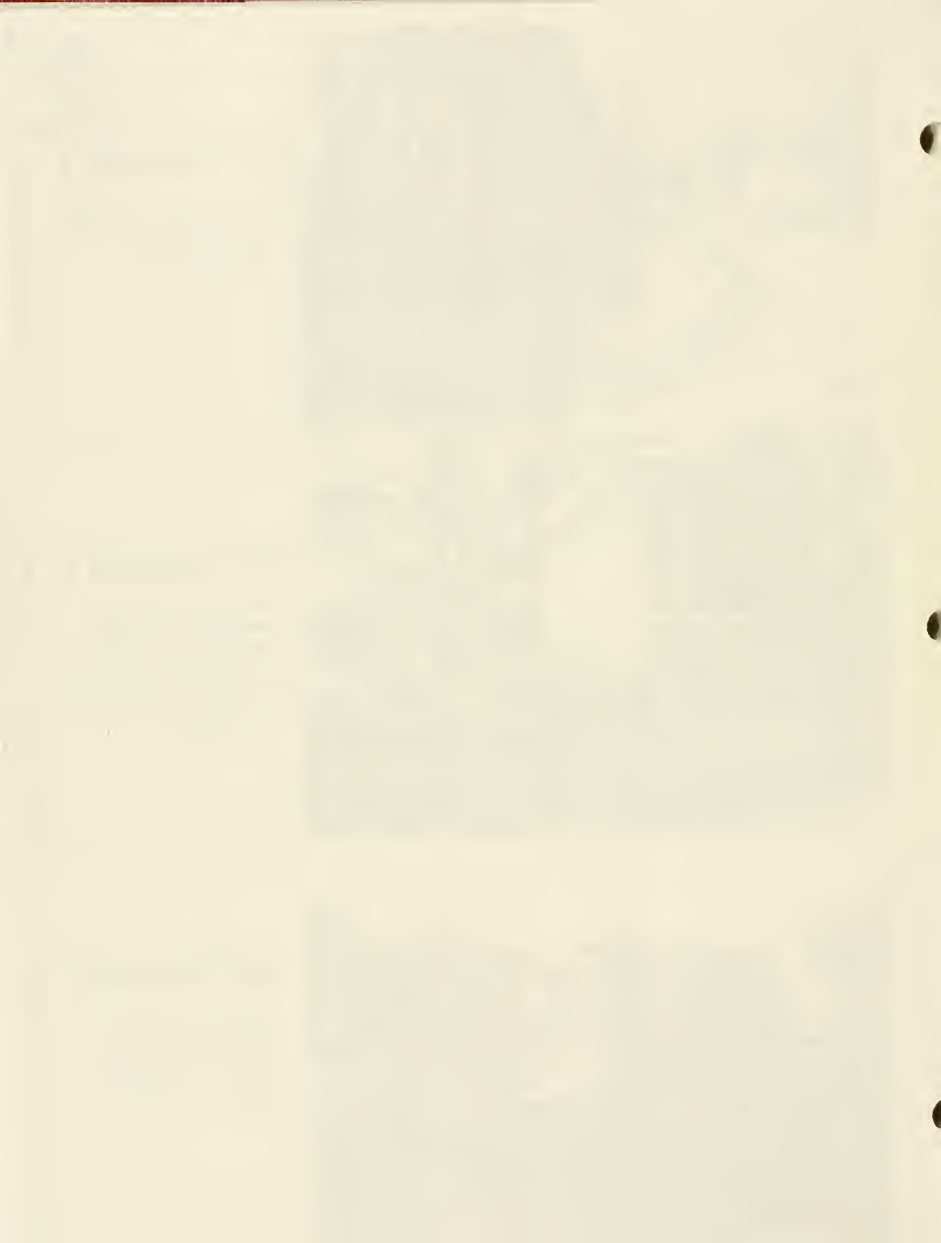
Pedestrian circulation has worn grass along Bowdoin Street. Sidewalk needed.

**Site Photograph 5**

Mature Beech tree contributes to this square. Tree is being inappropriately used for a rope swing. Bare grass patches at base of benches.

**Site Photograph 6**

Trees and shrubs need renovative pruning. Grass needs improved mowing around base of trees and edges of shrub beds.



Neighborhood: North Dorchester

Site Name: Coppens Square

Location: Bowdoin and Adams Streets

Acreage: 0.3 A

Site Type: Square

---

---

**Site Description:**

Coppens Square is a triangular site prominently located at the center of the intersection of Bowdoin, Adams and Church Streets. The park is elevated above Bowdoin and Adams Streets. There is a large fountain at the center of the site with several benches near it. Large shrub plantings, now quite overgrown, are prominently located at each corner of the park. A large purple beech, crab apples and evergreen trees are located around the edges of the park.

There is only one sidewalk for passage along Bowdoin Street, and there are several worn paths along Adams and Church Streets. Surrounding land uses are residential and institutional.

---

**Condition Assessments:**

All standard park-built elements are in fair to good condition. The fountain is in good condition, with some graffiti. The trees are mostly in good condition, although the beech tree has been badly carved and many trees have been used for rope swings. The shrub plantings are overgrown, and many trees have seeded themselves into the shrub beds. The lawn is mostly in good condition, although badly worn in several areas because of the lack of paved pathways.

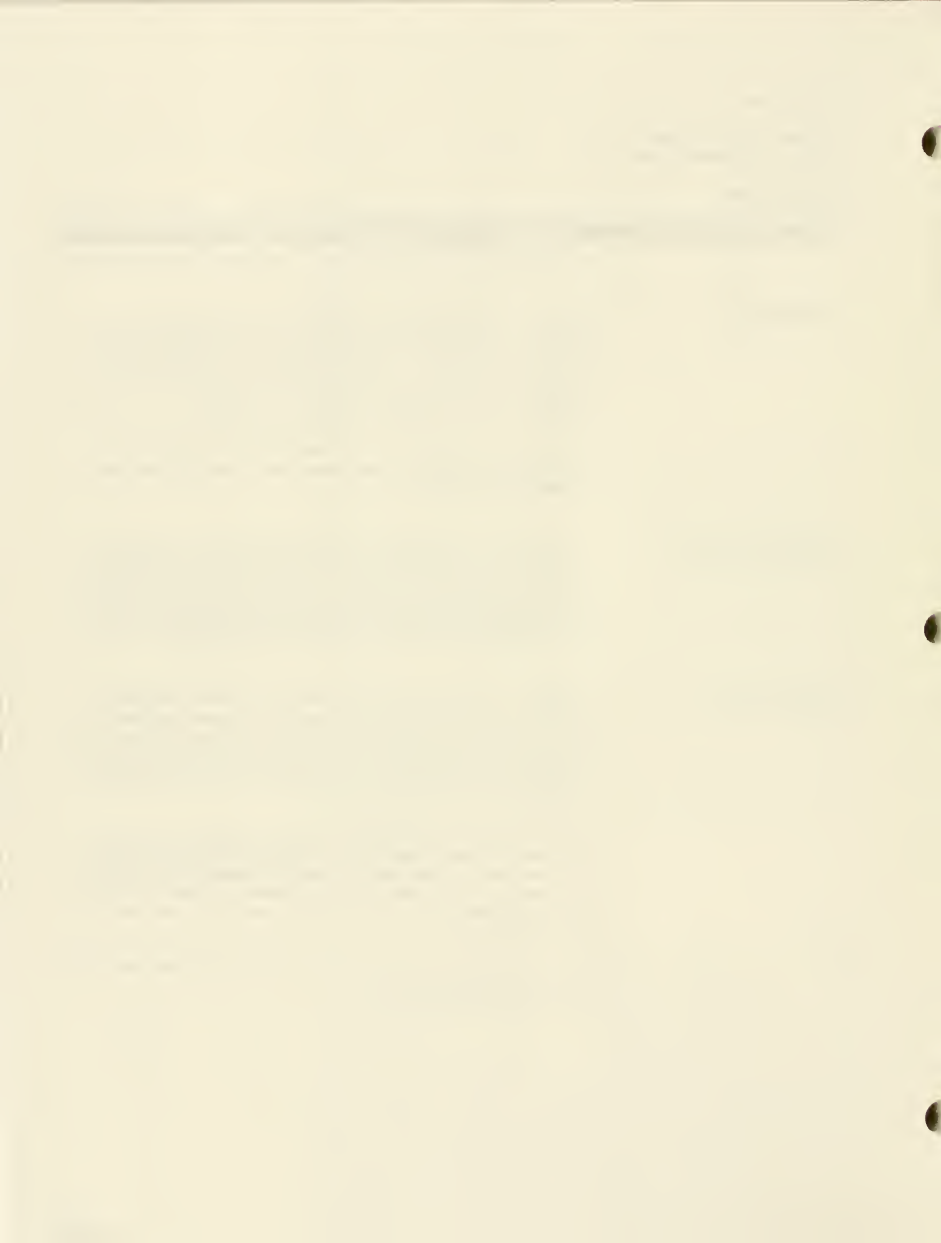
---

**Major Site Issues:**

Coppens Square serves as an important green space for the area. Its elevation above the street and its vegetative cover which screens views of traffic help to create a pleasant sitting space. However, vandalism and lack of maintenance have contributed to the deterioration and shabby appearance of the park. Shrubs are overgrown and need restoration. Use of the trees for swings is inappropriate and indicates a need for a nearby play area.

Circulation needs to be studied and additional paths installed. Lack of paved paths along Adams and Church Streets, as well as within the site, has resulted in many worn areas. A simple path system around the fountain and responding to entry points would greatly improve the use and appearance of the park. Installations of paths should be done carefully to avoid damage to tree roots, particularly of the specimen beech.

The fountain does not operate at present, and since it forms the focal point of the space it should be reactivated.



Neighborhood: North Dorchester

Site Name: Coppens Square

No.: ND-15

Location: Bowdoin and Adams Streets

Acres: 0.3 A

Site Type: Square

Site Description:

Coppens Square is a triangular site prominently located at the center of the intersection of Bowdoin, Adams and Church Streets. The park is elevated above Bowdoin and Adams Streets. There is a large fountain at the center of the site with several benches near it. Large shrub plantings, now quite overgrown, are prominently located at each corner of the park. A large purple beech, crabapples and evergreen trees are located around the edges of the park.

There is only one sidewalk for passage along Bowdoin Street, and there are several worn paths along Adams and Church Streets. Surrounding land uses are residential and institutional.

Condition Assessments:

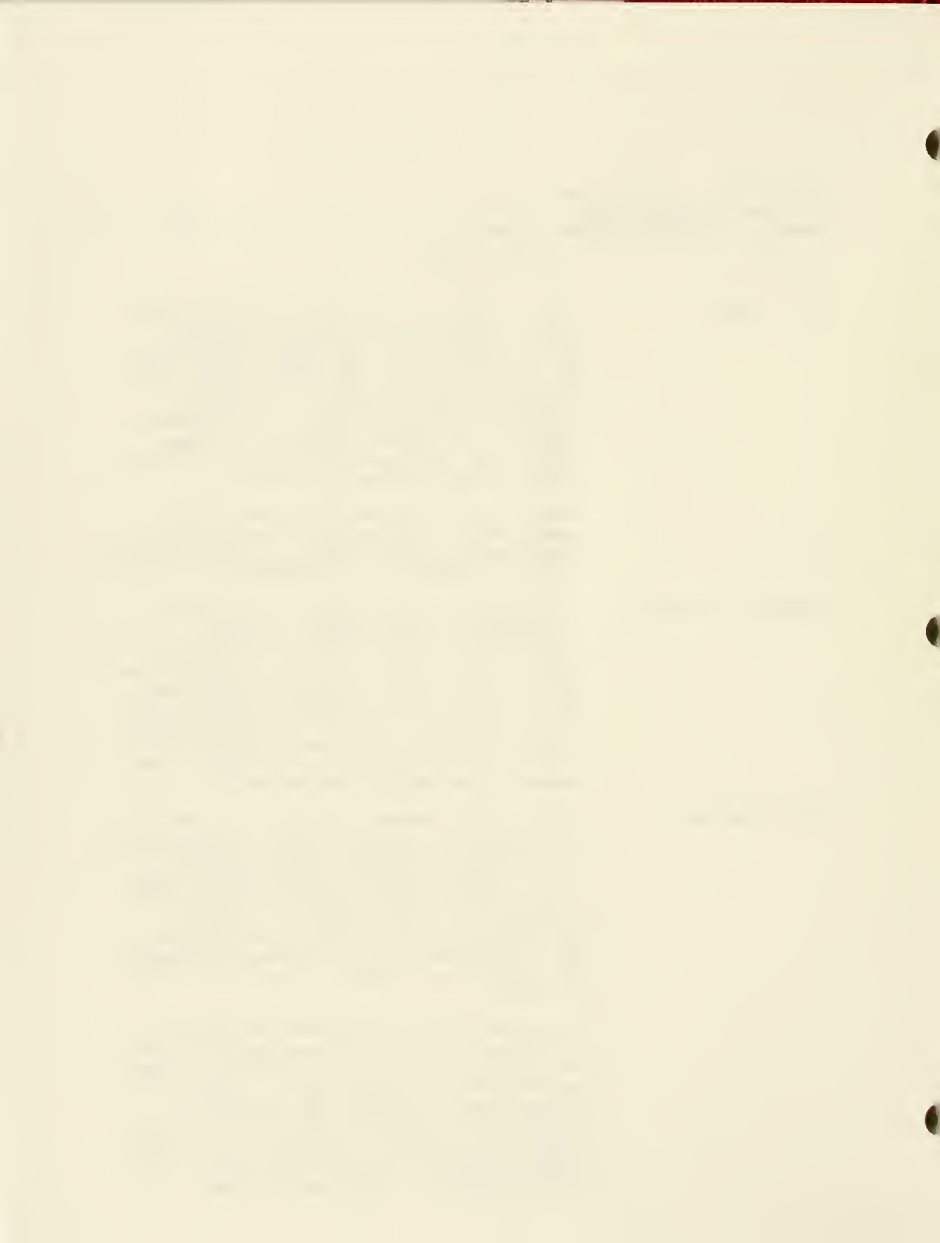
All standard park built elements are in fair to good condition. The fountain is in good condition, with some graffiti. The trees are mostly in good condition, although the beech tree has been badly carved and many trees have been used for rope swings. The shrub plantings are overgrown, and many trees have seeded themselves into the shrub beds. The lawn is mostly in good condition, although badly worn in several areas because of the lack of paved pathways.

Major Site Issues:

Coppens Square serves as an important green space for the area. Its elevation above the street and its vegetative cover which screens views of traffic help to create a pleasant sitting space. However, vandalism and lack of maintenance have contributed to the deterioration and shabby appearance of the park. Shrubs are overgrown and need restoration. Use of the trees for swings is inappropriate and indicates a need for a nearby play area.

Circulation needs to be studied and additional paths installed. Lack of paved paths along Adams and Church Streets, as well as within the site, has resulted in many worn areas. A simple path system around the fountain and responding to entry points would greatly improve the use and appearance of the park. Installations of paths should be done carefully to avoid damage to tree roots, particularly of the specimen beech.







DRAFT

The fountain does not operate at present, and since it forms the focal point of the space it should be reactivated.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

ND  
15

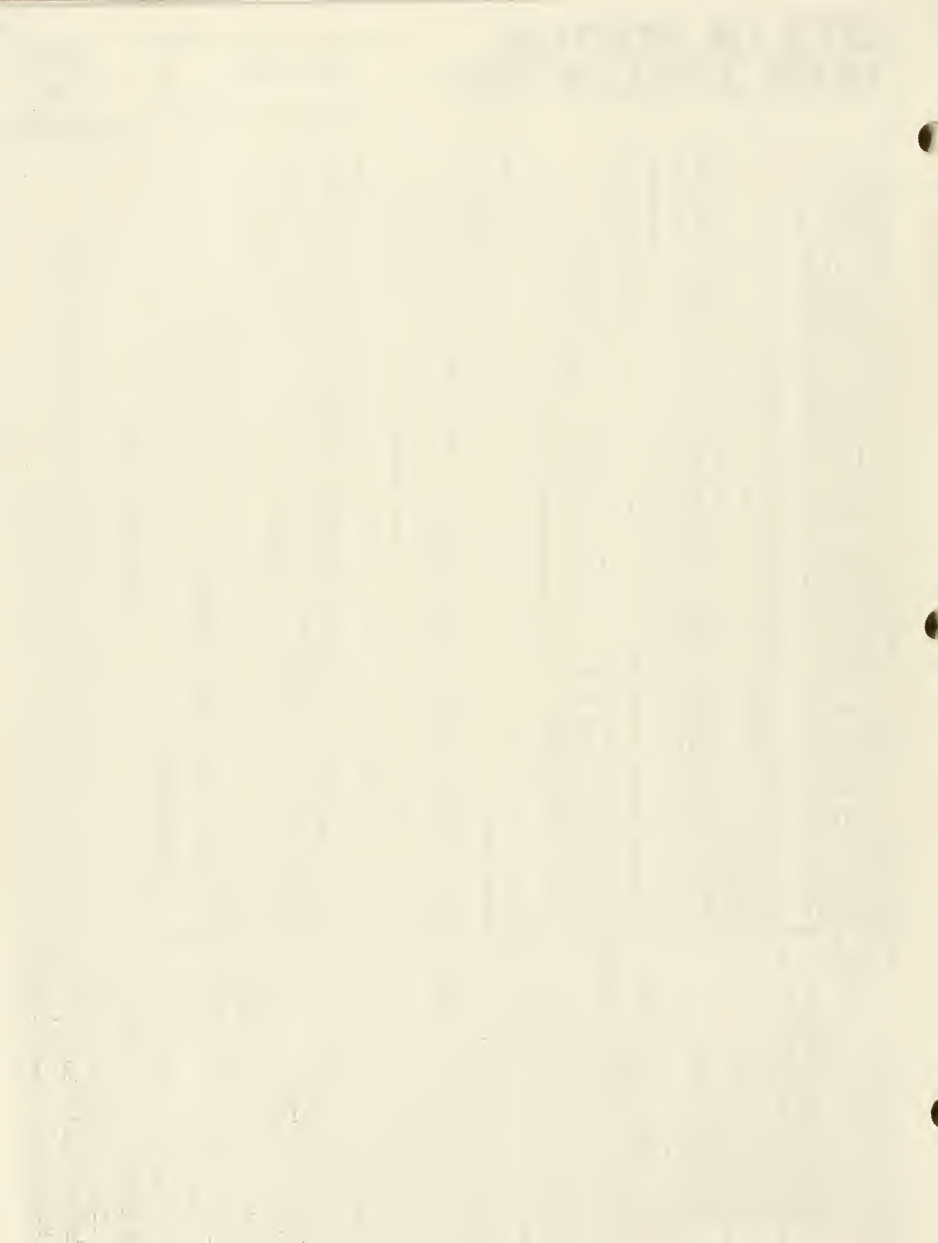
SITE NO.

P.5

|   |  |
|---|--|
| DESIGN CONSIDERATIONS:                            | Fountain at center as focal point, shrub planting at corners   |
| LAYOUT/ORGANIZATION OF SPACE                      | benches near & bench table set in back. Simple good design. sidewalk on one side only. Needed all around |
| USE OF PLANT MATERIALS                            | suburb on one corner & sidewalk on one side only   |
| APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD | adequate   |
| BARRIER FREE DESIGN                               | adequate circulation system & benches not on cur. pede - w/o gaps  |
| DRAINAGE CONDITION                                | graffiti, broken benches, broken tree limbs  |
| DESIGN-RELATED MAINTENANCE ISSUES                 | No   |
| VANDALISM   | visibility in and out of space blocked by overgrown shrub plantings                                      |
| VACANT PARCEL TO SOUTH, EAST                      |  |
| VISIBILITY AND SAFETY:                            |  |
| VISIBILITY INTO SPACE                             |  |
| VISIBILITY OUT FROM SPACE                         |  |
| HIDDEN CORNERS IN SPACE                           |  |
| CONDITION ASSESSMENTS:                            |  |
| STANDARD PARK BUILT ELEMENTS                      | benches and fountain good to fair  |
| SPORTS FACILITIES                                 | -  |
| PLAYGROUNDS                                       | -  |
| BUILDINGS   | -  |
| NATURAL PARK ELEMENTS                             | shrubs overgrown & need renovation, trees need pruning, grass worn in areas                              |

PRIMARY SITE ISSUES:

- ☒ Circulation needs should be studied and additional pavement installed to respond to these needs.
- ☒ Shrubs need renovation.
- ☒ vandalism & lack of maintenance have deteriorated this space
- ☒ fountain needs to be reactivated.
- ☒ bench table being used for rope swing - indicates need for playground in area
- ☒ car parking around triangle block view & detract from impact of square as important open space in the area



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

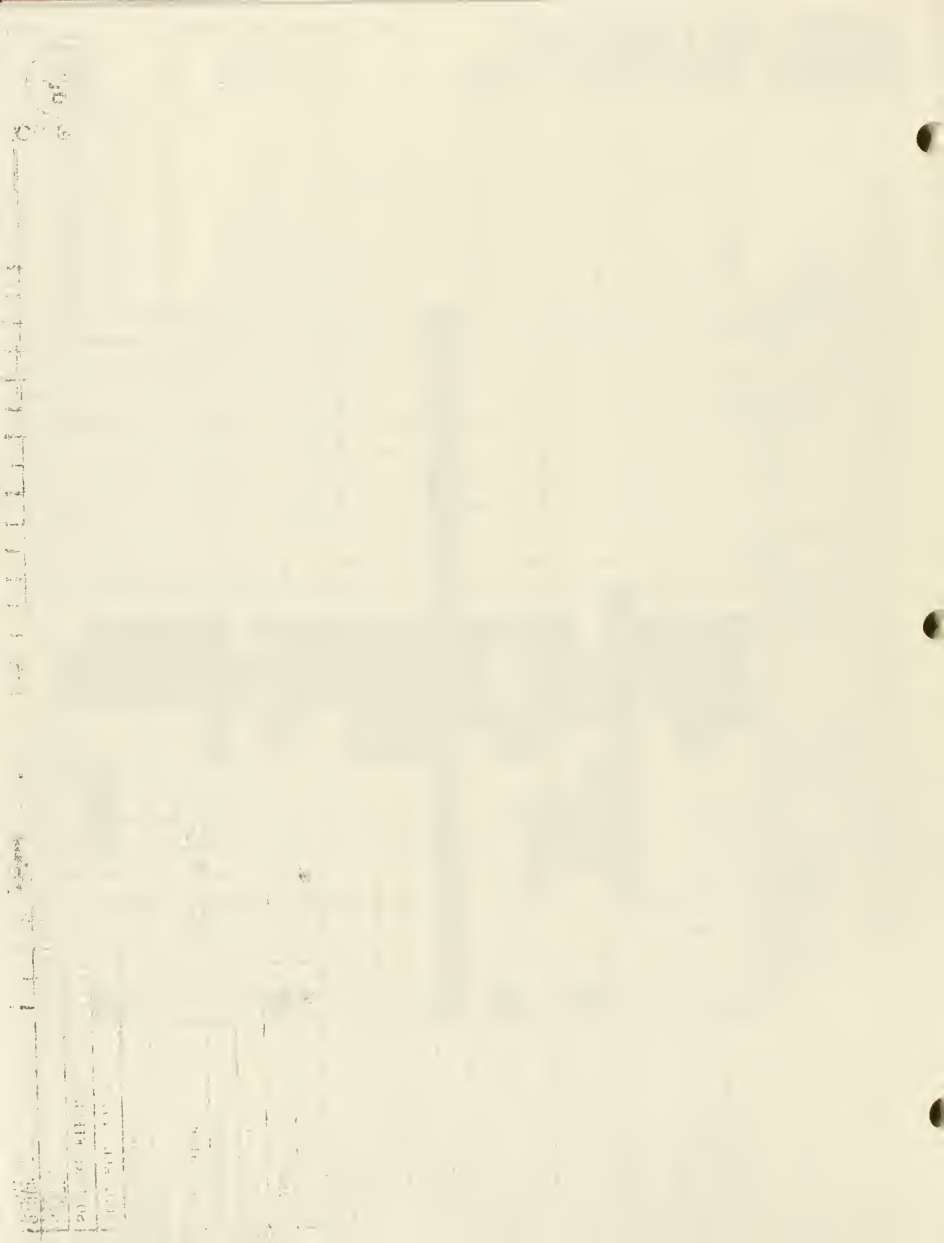
ND  
15

p. 6

SITE NO.

|                     | QUANTITY    |               | MATERIALS |                 |       |       |       |            |               |       |           |      | CONDITION |      | LOCATION | MISC. |          |                     |                |                       |                 |           |
|---------------------|-------------|---------------|-----------|-----------------|-------|-------|-------|------------|---------------|-------|-----------|------|-----------|------|----------|-------|----------|---------------------|----------------|-----------------------|-----------------|-----------|
|                     | ADAPTABLE # | INADAPTABLE # | WOOD      | WOOD & CONCRETE | METAL | STONE | BRICK | CHAIN LINK | BIT. CONCRETE | OTHER | EXCELLENT | GOOD | FAIR      | POOR |          |       | UNUSABLE | UNREPAIRABLE (SNOW) | POORLY LOCATED | APPROXIMATELY LOCATED | EXACTLY LOCATED | ADAPTABLE |
| BENCHES, PARK       |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| BICYCLE RACKS       |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| BLEACHERS           |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| BOLLARDS            |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| CATCHBASINS         |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| CURBS               |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| DRINKING FOUNTAINS  |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| DUMPSTERS           |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| FENCES              |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| GAME TABLES         |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| LIGHTING            |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| PEDESTRIAN :        |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| PARKING/ROAD :      |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| SPORTS              |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| MONUMENTS           |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| PICNIC TABLES       |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| RAILINGS            |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| RAMPS               |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| SERVICE GATES       |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| SIGNS, ENTRY        |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| STAIRS              |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| TRASH RECEPTACLES : |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| WALLS               |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| WATER FEATURES      |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |
| OTHER               |             |               |           |                 |       |       |       |            |               |       |           |      |           |      |          |       |          |                     |                |                       |                 |           |

note: repair. 1/1/11







100-100

CONFIDENTIAL  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535  
JAN 10 1964  
100-100



## ACCESS, CIRCULATION AND PARKING

ND  
15

SITE NO.

|                       | QUANTITY | MATERIALS | CONDITION | LOCATION | MISC. |
|-----------------------|----------|-----------|-----------|----------|-------|
| # BUILDINGS           |          |           |           |          |       |
| # PLAY GROUNDS        |          |           |           |          |       |
| ADEQUATE #            |          |           |           |          |       |
| INADEQUATE #          |          |           |           |          |       |
| ADEQUATE EQUIP.       |          |           |           |          |       |
| BUILDING MATERIALS    |          |           |           |          |       |
| WOOD                  |          |           |           |          |       |
| METAL                 |          |           |           |          |       |
| CONCRETE              |          |           |           |          |       |
| SAND                  |          |           |           |          |       |
| ASPHALT               |          |           |           |          |       |
| OTHER                 |          |           |           |          |       |
| EXCELLENT             |          |           |           |          |       |
| GOOD                  |          |           |           |          |       |
| FAIR                  |          |           |           |          |       |
| POOR                  |          |           |           |          |       |
| UNUSABLE              |          |           |           |          |       |
| WELL LOCATED          |          |           |           |          |       |
| POORLY LOCATED        |          |           |           |          |       |
| APPROPRIATENESS       |          |           |           |          |       |
| EVIDENCE OF           |          |           |           |          |       |
| SEATING PRESENT       |          |           |           |          |       |
| FENCING PRESENT       |          |           |           |          |       |
| SATISFACTORY EVIDENCE |          |           |           |          |       |
| RECREATION            |          |           |           |          |       |
| RESTROOM              |          |           |           |          |       |
| STORAGE               |          |           |           |          |       |
| OTHER                 |          |           |           |          |       |
| PLAYGROUNDS (GENERAL) |          |           |           |          |       |
| EQUIPMENT:            |          |           |           |          |       |
|                       |          |           |           |          |       |
|                       |          |           |           |          |       |
| SURFACE               |          |           |           |          |       |
| EDGING                |          |           |           |          |       |
| FENCING               |          |           |           |          |       |
| AGE DISTRIBUTION:     |          |           |           |          |       |

|                                      | SURFACE CONDITION | MATERIALS | ORGANIZATION | ACCESS   | PARKING              |
|--------------------------------------|-------------------|-----------|--------------|----------|----------------------|
| PEDESTRIAN CIRCULATION               | EXCELLENT         | GOOD      | FAIR         | POOR     | UNUSABLE             |
| VEHICULAR CIRCULATION                | GOOD              | FAIR      | POOR         | UNUSABLE | BIT. CONCRETE (SNOW) |
| PEDESTRIAN ACCESS                    | EXCELLENT         | GOOD      | FAIR         | POOR     | UNUSABLE             |
| VEHICULAR ACCESS                     | GOOD              | FAIR      | POOR         | UNUSABLE | BIT. CONCRETE (SNOW) |
| MAINTENANCE ACCESS                   | GOOD              | FAIR      | POOR         | UNUSABLE | BIT. CONCRETE (SNOW) |
| ACCESS CONTROL: <i>curb cut road</i> | GOOD              | FAIR      | POOR         | UNUSABLE | BIT. CONCRETE (SNOW) |



## NATURAL PARK ELEMENTS

SITE NO.

A circular logo with a horizontal line. Above the line is the text 'ND' and below the line is the text '15'.

[illegible]





BOSTON PUBLIC LIBRARY



3 9999 06352 211 2



